

Scafell Gardens, DL15 8PE
2 Bed - House - End Terrace
£75,000

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Scafell Gardens
, DL15 8PE

Robinsons are delighted to offer to the sales market, with NO FORWARD CHAIN, this two double bedroom home, occupying a generous plot with gardens extending to three sides of the property. Offering spacious accommodation and excellent potential for a variety of buyers, the property would make an ideal purchase for first-time buyers, those looking to downsize or buy-to-let investors. The house benefits from gas central heating and UPVC double glazed windows.

The internal accommodation briefly comprises: entrance hallway leading through to a spacious lounge, featuring a bay window to the front aspect, allowing plenty of natural light. There is also a kitchen/dining room fitted with a range of wall, base and drawer units, incorporating an integral hob, oven and extractor hood, together with additional space for freestanding appliances and a dining table.

To the first floor, the landing provides access to two good-sized double bedrooms and a family bathroom fitted with a three-piece suite.

Externally, the property occupies a particularly generous plot, with gardens extending to the front, side and rear. The front and side gardens are predominantly laid to lawn with established flower borders and mature planting. The rear garden has been designed with ease of maintenance in mind and also provides useful space for storage.

Scafell Gardens is conveniently situated within Crook, offering easy access to the town centre and its range of shopping and everyday amenities, including Aldi and Lidl supermarkets. Local schooling and regular bus links are also within comfortable walking distance, making this a practical location for a range of purchasers.

An internal viewing comes highly recommended to fully appreciate the accommodation, plot size and potential on offer. Please contact Robinsons to arrange your viewing.





















Agents Notes
Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

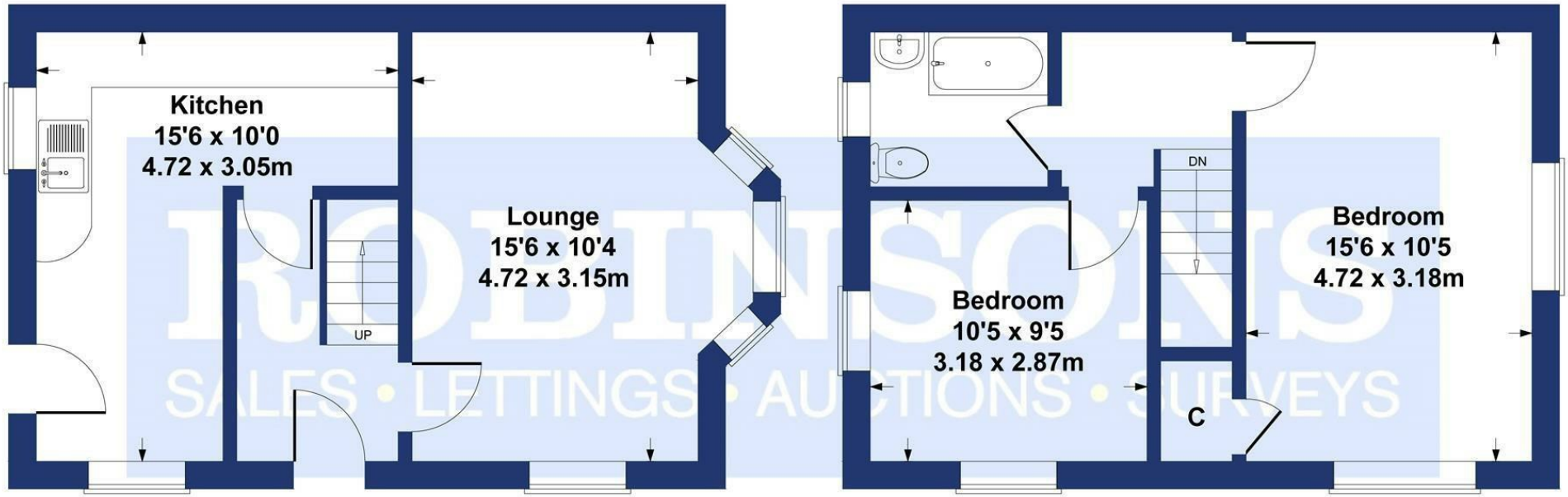
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

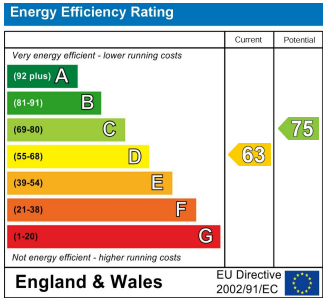
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Scafell Gardens Crook

Approximate Gross Internal Area
753 sq ft - 70 sq m



GROUND FLOOR **FIRST FLOOR**



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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