

Victoria Avenue, DL15 9DB  
2 Bed - House - Terraced  
£99,950

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\* NO FORWARD CHAIN \*

Robinsons have the pleasure of offering to the sales market with the added benefit of NO FORWARD CHAIN this two double bedroom mid terrace house. The property is located on the popular Victoria Avenue and is within walking distance of the town centre and schooling.

The house is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, lounge with bay window, kitchen/dining room with a range of wall, base and drawer units and space for dining table. Useful utility room and ground floor bathroom with three piece suite.

To the first floor there are two double bedrooms, both having fitted wardrobes and a cloakroom/WC.

Outside there is an enclosed garden to the front which is laid to lawn with flower beds. At the rear there is a enclosed yard.

Victoria Avenue is conveniently positioned being a short walk away from Crook town centre, schooling and bus links.

An internal viewing comes highly recommended, please contact Robinsons to arrange yours.

#### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,701

Broadband

Basic

18 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Mobile Signal: Average/Good

#### Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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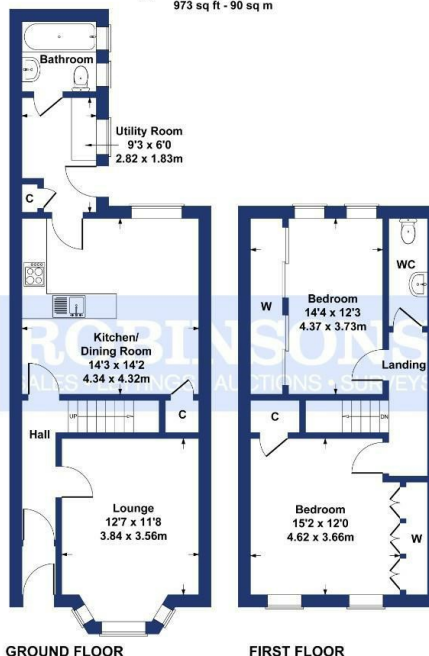
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Victoria Avenue Crook

Approximate Gross Internal Area  
973 sq ft - 90 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		61	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

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