



Dickens Way, DL15 9FQ  
3 Bed - House - Semi-Detached  
£145,500

**ROBINSONS**  
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## Dickens Way , DL15 9FQ

Robinsons are delighted to offer to the sales market, with no onward chain, this well-presented three-bedroom semi-detached home situated on the popular modern development of Dickens Way, Crook. Ideal for first-time buyers, families, or investors alike, the property benefits from off-road parking, a spacious enclosed rear garden, UPVC double glazing, and gas central heating.

The accommodation briefly comprises an entrance vestibule leading into a comfortable lounge, with an inner hallway providing access to a cloakroom/WC. To the rear of the property is a fitted kitchen/diner featuring a range of wall, base and drawer units, ample space for appliances and a dining table, along with sliding patio doors opening onto the rear garden.

To the first floor are three bedrooms and a modern family bathroom fitted with a contemporary three-piece suite, including a bath with shower over and glass shower screen.

Externally, the property offers off-road parking to the side, while the generous enclosed rear garden is mainly laid to lawn, ideal for outdoor entertaining and has a good degree of privacy not being directly overlooked.

Dickens Way is located on a modern residential estate within easy reach of Crook town centre, which offers a good range of shopping amenities including Aldi, Lidl, local businesses, healthcare facilities, schools, and regular bus links.

Early viewing is highly recommended to fully appreciate what this property has to offer. Please contact Robinsons to arrange your appointment.











### Agents Notes

Council Tax: Durham County Council, Band B £2,209.00

EPC Rating: C

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 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 – No

Probate – has been applied for.

Rights & Easements – None known.

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 – No

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – No

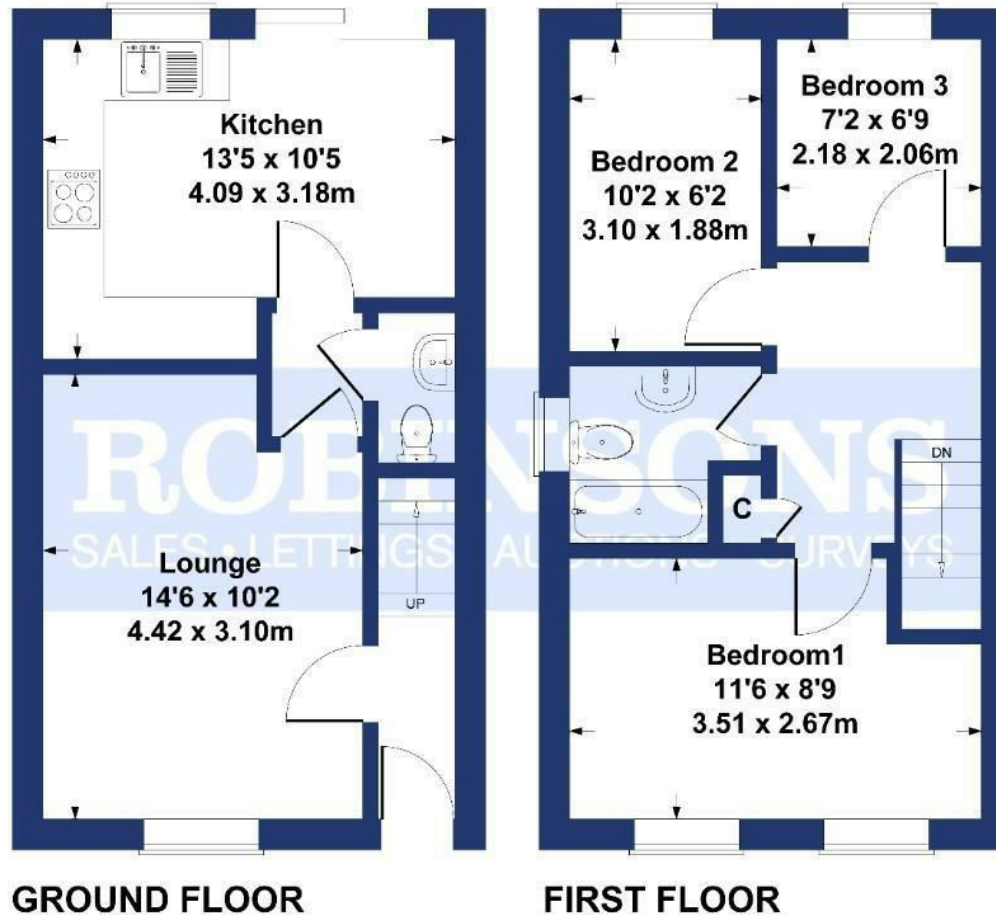
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Dickens Way Crook

Approximate Gross Internal Area  
682 sq ft - 63 sq m



## 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(39-60)	C		
(15-54)	D		
(9-38)	E		
(1-37)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	81
EU Directive 2002/91/EC			

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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