



Clarence Gardens, DL15 9EZ
2 Bed - House - Mid Terrace
£69,950

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Clarence Gardens , DL15 9EZ

* NO FORWARD CHAIN * OFF ROAD PARKING *

Robinsons are excited to offer to the sales market, with the benefit of NO FORWARD CHAIN this well presented two bedroom mid terrace house. The property is warmed by a 'Baxi' combination boiler and has UPVC double glazed windows. The shower room has been re-fitted in recent years and the kitchen has been well looked after and has space for a dining table.

One of the stand out features of this house is the off road parking available, allowing parking for at least two vehicles.

The internal accommodation comprises; spacious lounge with staircase to the first floor landing. Kitchen/dining room with a range of wall, base and drawer units with space for appliances and dining table.

To the first floor there are two bedrooms, the main being a good size double. Re-fitted shower room with walk-in shower cubicle, wash hand basin in vanity unit and WC.

Outside the house has a enclosed yard to the rear and off road parking to the front of the house.

Clarence Gardens is well positioned being within close proximity of Crook town centre, schooling and bus links.









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 25 Mbps

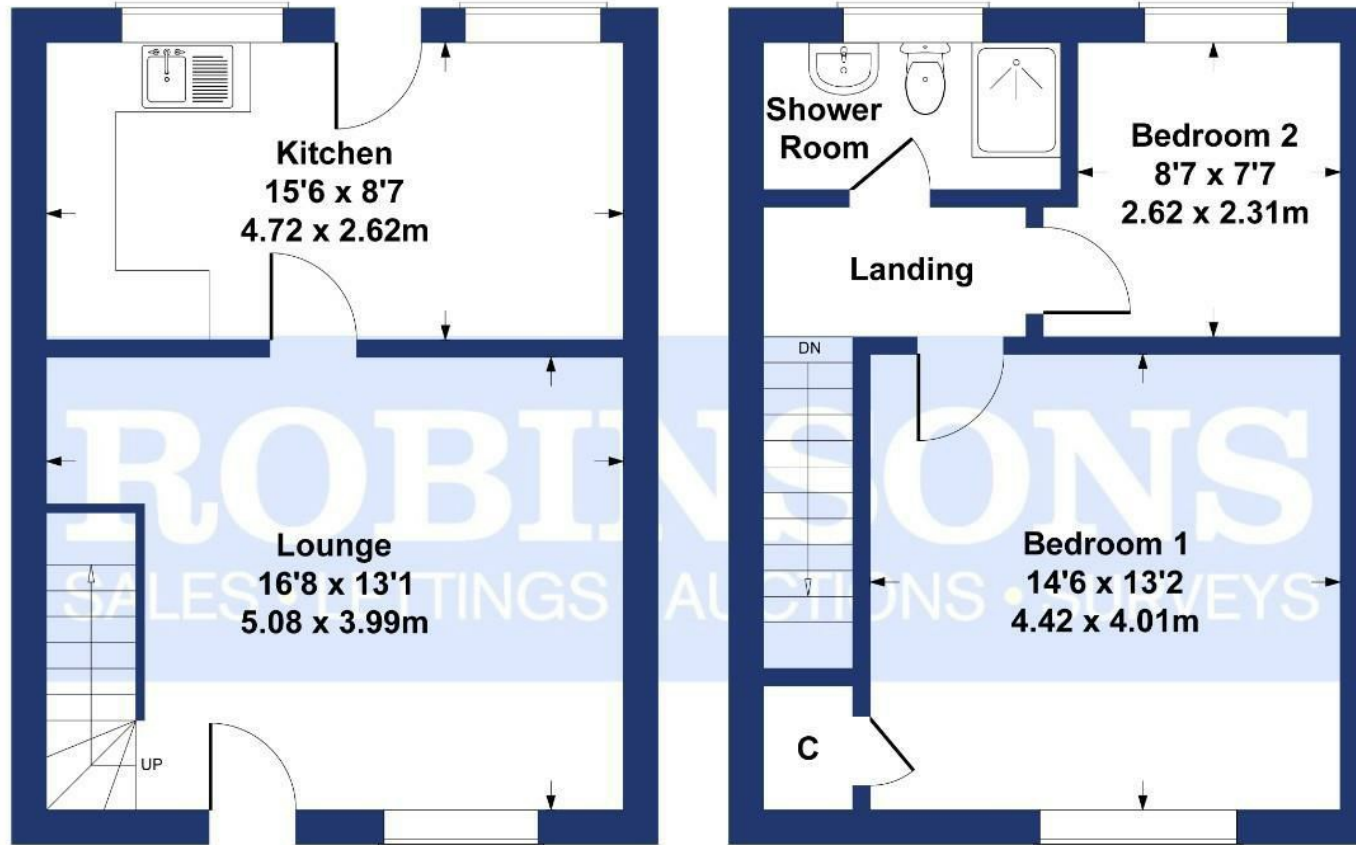
Ultrafast 1800 Mbps

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.

Clarence Gardens Crook

Approximate Gross Internal Area
739 sq ft - 69 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
		67	84

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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