



**St. Marys Avenue, Crook, DL15 9HY**  
**3 Bed - House - Mid Terrace**  
**£725 Per Calendar Month**

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Nestled in a desirable cul-de-sac location on St. Marys Avenue, this charming mid-terrace house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample room for relaxation.

Attractive features are found throughout the home, enhancing its character and appeal. The property benefits from gas central heating, ensuring warmth and comfort during the colder months, while the UPVC double glazed windows contribute to energy efficiency.

One of the standout advantages of this residence is its proximity to Crook town centre, which is just a short walk away. Here, you will find a variety of shops, cafes, schooling and local amenities, making daily life both convenient and enjoyable.

This lovely home presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of modern living.

The internal accommodation comprises; entrance hallway, lounge, dining room, kitchen, rear porch. To the first floor there are three bedrooms and a bathroom. Outside there is a garden to the front and yard to the rear, both being enclosed with gated access.

Contact Robinsons to arrange an internal viewing.

Minimum 6 months rental | Bond £725 | Freehold | EPC RATING : D| Pets considered( subject to a pet rent of £25 pcm)

#### **AGENTS NOTES**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold/Leasehold (if leasehold then to include information about the lease)

Council Tax: Durham County Council, Band B - Approx. £1921 p.a

Energy Rating: D

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 & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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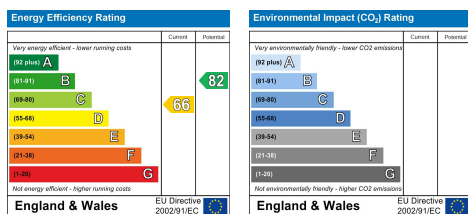
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