

**Uplands Close, Crook, DL15 9NW**  
**3 Bed - House - Semi-Detached**  
**£750 PCM**

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Located on a modern housing development in Crook on a corner plot, is this extended three bedroom semi-detached house which has driveway, garage and enclosed rear garden. The house is warmed by gas central heating and has UPVC double glazed windows. The floor plan comprises; entrance hallway, cloakroom/WC, spacious lounge, open plan kitchen/dining room with ample space for dining table. To the first floor there are three good size bedrooms, the main having an en-suite shower room, to conclude the accommodation there is a family bathroom.

Outside the driveway allows parking for approximately two cars and leads to the single garage. The rear garden is a generous size and is enclosed.

Uplands close is conveniently located being close to schooling, bus routes and Crook town centre. Contact Robinsons for further information.

**SPECIFICATIONS :** Pets considered subject to a rent increase of £25. No Smokers

**DURHAM COUNTY COUNCIL TAX BAND : A | MINIMUM 6 MONTHS TENANCY | EPC RATING : C | BOND £750**

#### **AGENTS NOTES**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps Superfast 69 Mbps Ultrafast 1000 Mbps

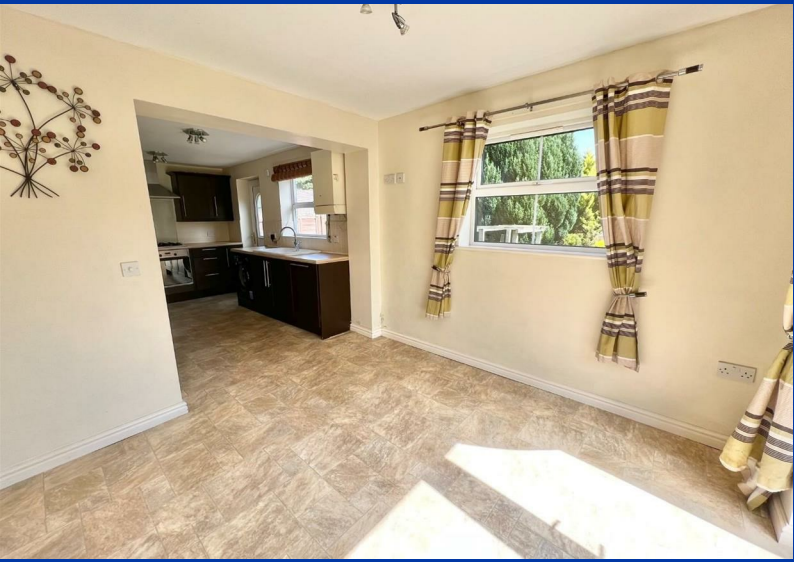
Mobile Average- Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621.00 p.a

Energy Rating: tbc

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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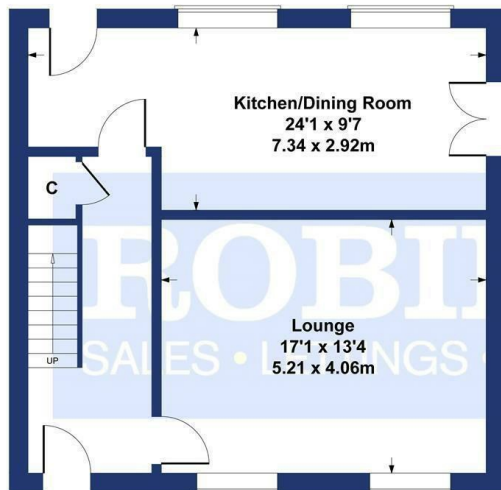
Lettings and Management

Strategic Marketing Plan

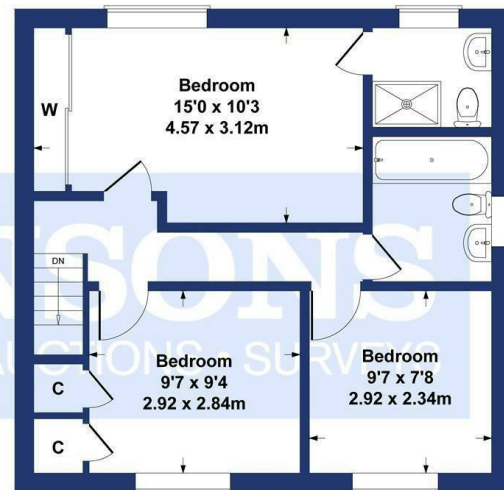
Dedicated Property Manager

## Uplands Close Crook

Approximate Gross Internal Area  
1128 sq ft - 105 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. 2021

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	86		

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.

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# ROBINSONS

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Royal Corner, Crook, County Durham, DL15 9UA | Tel: 01388763477 | info@robinsonscrook.co.uk

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