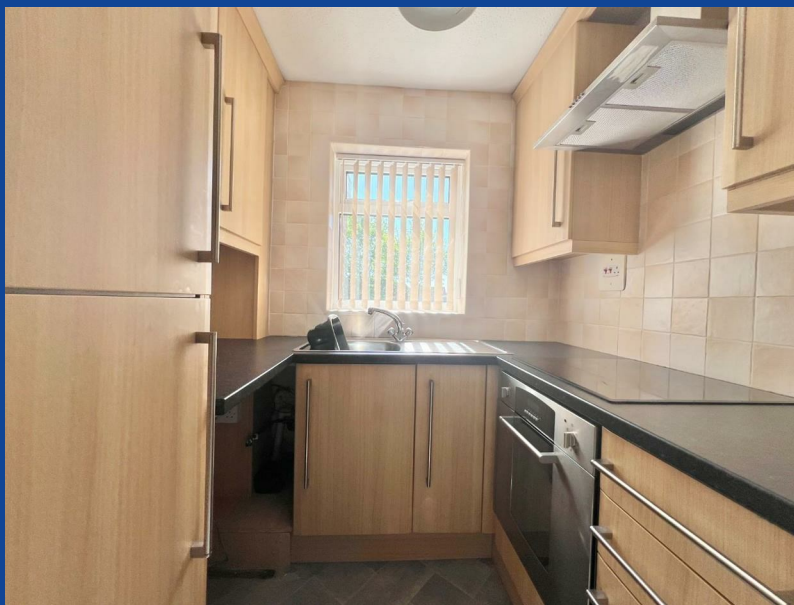
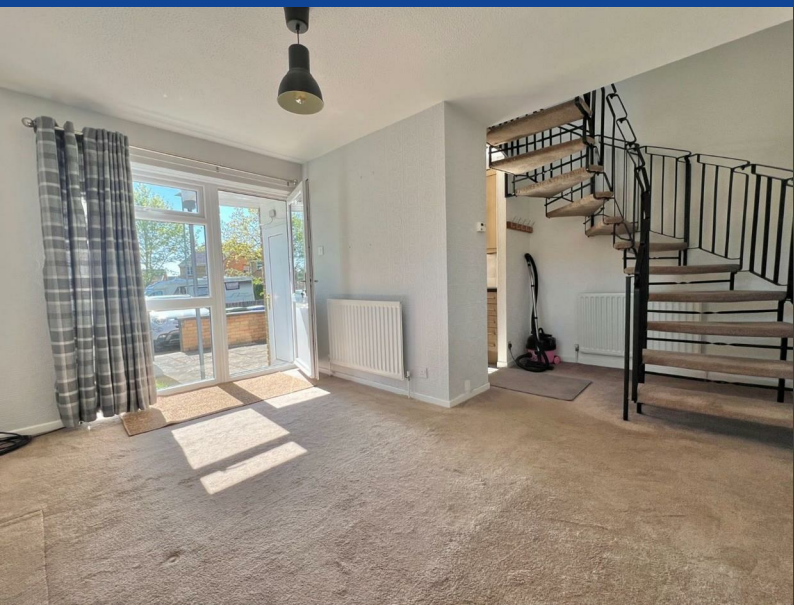




Fern Valley, Crook, DL15 9PZ
1 Bed - House - End Terrace
£67,000

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* NO FORWARD CHAIN * OFF ROAD PARKING AND ENCLOSED GARDEN * CUL-DE-SAC LOCATION *

Robinsons have the pleasure of offering to the sales market, with the benefit of NO FORWARD CHAIN this one bedroom terrace house which would be a fantastic purchase for a buyer looking to downsize or a buy to let investment. The house is well presented throughout and warmed by gas central heating and has UPVC double glazed windows.

One of the stand-out features of this property is the off road parking available, enclosed garden and cul-de-sac location in a popular area of Crook.

The internal accommodation comprises; reception room with staircase to the first floor, kitchen with integrated fridge/freezer, hob and oven and space for washing machine.

To the first floor there is a bedroom with built in wardrobes and further built in storage cupboard housing the gas boiler. Shower room with three piece suite.

Outside there is parking for approximately four vehicles and an enclosed garden, which is mostly laid to lawn with a paved patio area.

Crook offers a wide range of everyday shopping amenities and local businesses, healthcare facilities, bus links and schooling. Other towns are within a short driving distance away, including Bishop Auckland.

Contact Robinsons for further information and to arrange an internal viewing.

AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1746p.a

Tenure: Freehold

Estate Management Charge – NA

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

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 – NA

Probate – NA

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 – na

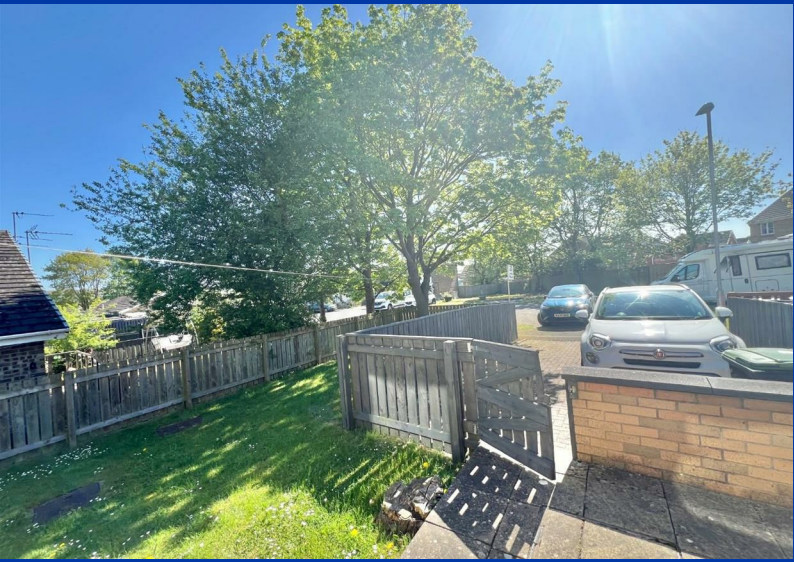
Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – na

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



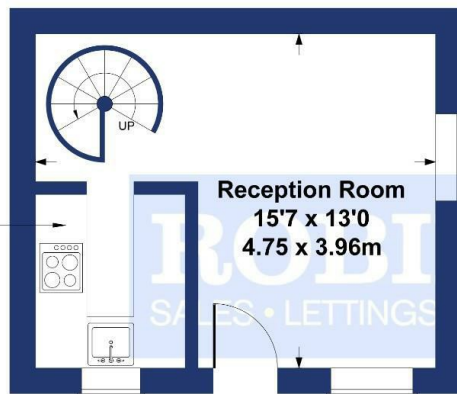
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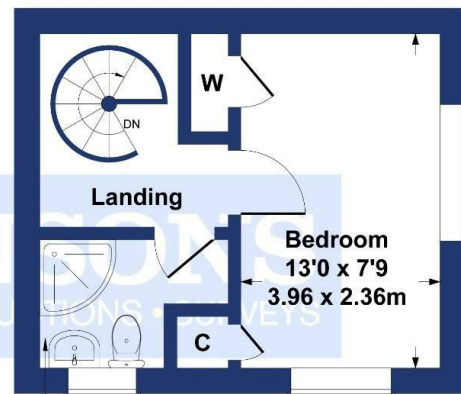
Fern Valley Crook

Approximate Gross Internal Area
405 sq ft - 38 sq m

Kitchen
6'9 x 5'10
2.06 x 1.78m



GROUND FLOOR



SHOWER ROOM

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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

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E: info@robinsonswynyrd.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.

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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