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West View Crook, DL15 9EY

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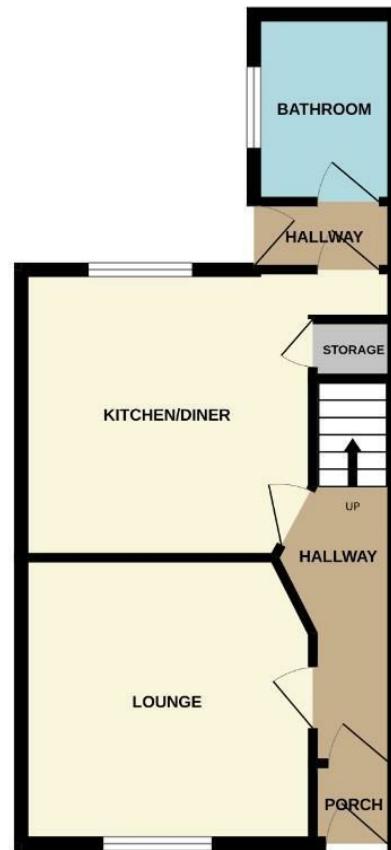
Price £80,000

Spacious two bedrooomed terraced property located on West View, Crook ideal for first time buyers and investors alike. Situated in a quiet residential area on the outskirts of the town, the property is close to a range of local amenities including schools, supermarkets, high street stores, independent shops and restaurants. The nearby towns of Bishop Auckland and Durham provide access to a further array of amenities including secondary schools, hospitals and healthcare services, shops and leisure facilities. There is a regular bus service offering access to surrounding towns and villages, whilst the A689 leads to the A1(M) both North and South.

In brief the property comprises; an entrance hall leading into the living room, kitchen/diner and bathroom to the ground floor. The first floor contains the master bedroom and second spacious bedroom. Externally, the property has on street parking available to the front, whilst to the rear there is an enclosed yard with decked area ideal for outdoor seating and gated access into the back lane.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	100
(81-91)	B	(81-91)	
(69-80)	C	(69-80)	
(55-68)	D	(55-68)	
(39-54)	E	(39-54)	
(21-38)	F	(21-38)	
(1-20)	G	(1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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Living Room

11'9" x 11'7"

Spacious living room located to the front of the property offering ample space for furniture, benefiting from modern decor, coal fire with feature oak surround and large window to the front elevation providing lots of natural light.

Kitchen/Diner

12'4" x 12'1"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs, sink/drainer unit, overhead extractor hood and modern herringbone flooring. Space is available for a free standing cooker, washing machine and further appliances, with plenty of space also available for a dining table and chairs.

Bathroom

7'8" x 5'7"

The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

Master Bedroom

13'9" x 11'4"

The generously sized master bedroom provides space for a king sized bed and further furniture, benefiting from fitted storage cupboard, neutral decor and window to the front elevation.

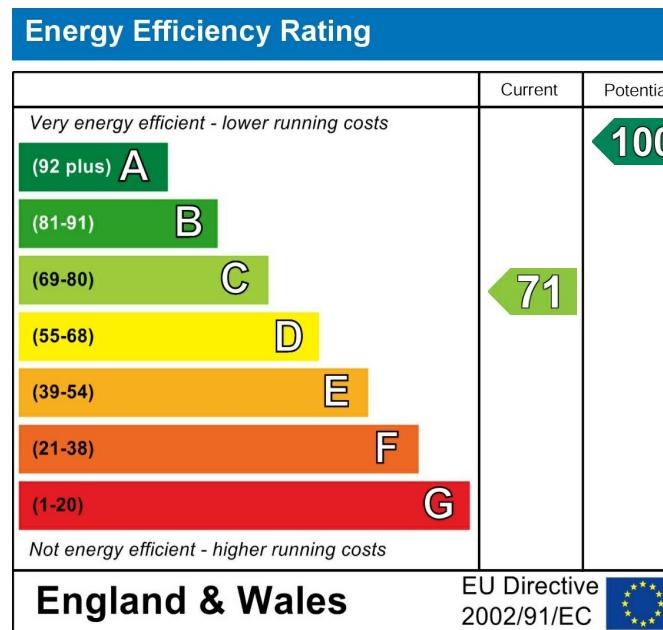
Bedroom Two

12'2" x 9'2"

The second bedroom is another double bedroom, well-proportioned with neutral decor window to the rear elevation.

External

Externally, the property has on street parking available to the front, whilst to the rear there is an enclosed yard with decked area ideal for outdoor seating and gated access into the back lane.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

