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Hawes Crescent Crook, DL15 8PH

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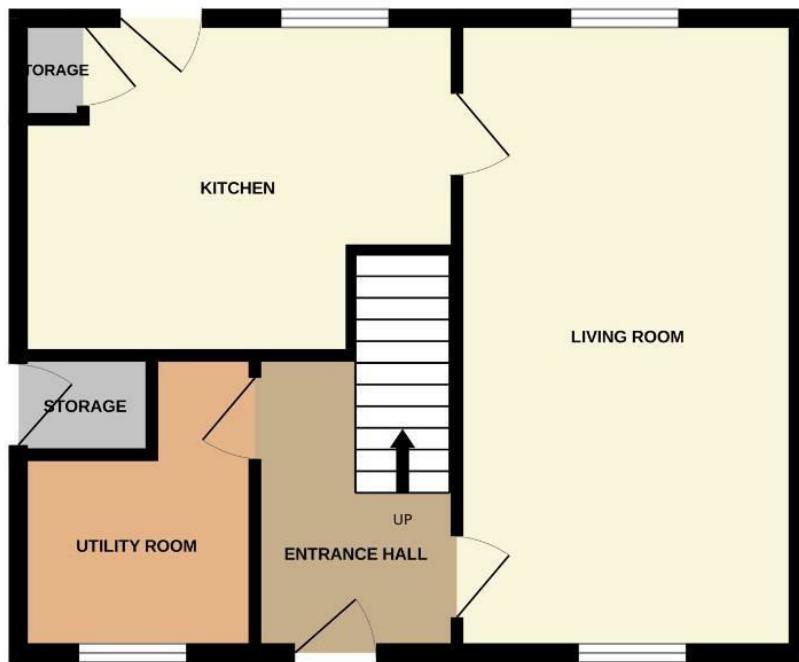
£100,000

Three bed roomed, semi-detached property located on Hawes Crescent in Crook. Situated in a quiet residential area in Crook, close to a range of amenities including schools, supermarkets, high street stores, restaurants. Nearby Bishop Auckland and Durham, provide access to secondary schools, healthcare services, shops and leisure facilities. There is a regular bus service to surrounding towns and villages, whilst the A689 leads to the A1(M) both North and South.

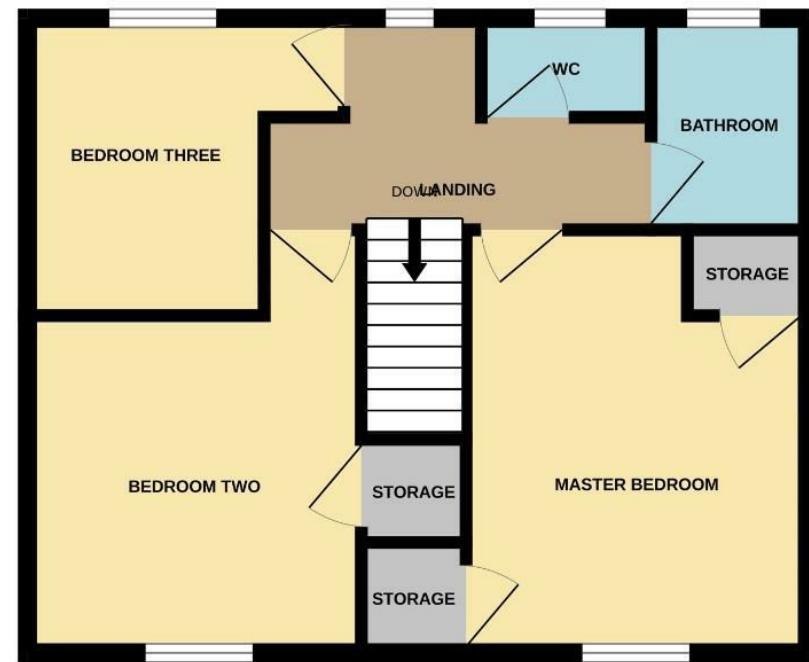
In brief the property comprises; an entrance hall leading into the living room, kitchen and utility room to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has large lawned garden to the front and side elevation as well as on street parking available.

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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 operability or efficiency can be given.

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| Energy Efficiency Rating                    |  | Environmental Impact (CO <sub>2</sub> ) 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 |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| EU Directive 2002/91/EC                     |  | EU Directive 2002/91/EC   |           |
| England & Wales                             |  | England & Wales   |           |

## Living Room

19'5" x 10'5"

Spacious and bright living room, with ample space for furniture, neutral decor and dual aspect windows providing lots of natural light.

## Kitchen

11'4" x 7'2"

The kitchen contains a range of white wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainer unit. Benefiting from an integrated oven, hob and extractor hood along with space for further free standing appliances.

## Utility Room

8'6" x 7'6"

The utility room provides space for further appliances along with additional storage.

## Master Bedroom

13'1" x 10'7"

The master bedroom space provides space for a king sized bed, is fitted with a built in storage cupboard and window to the front elevation.

## Bedroom Two

10'2" x 10'4"

The second bedroom is a further double bedroom, with built in storage cupboard and window to the front elevation.

## Bedroom Three

9'2" x 7'2"

The third bedroom is a good size bedroom with window to the rear elevation.

## Bathroom

5'6" x 4'9"

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

## WC

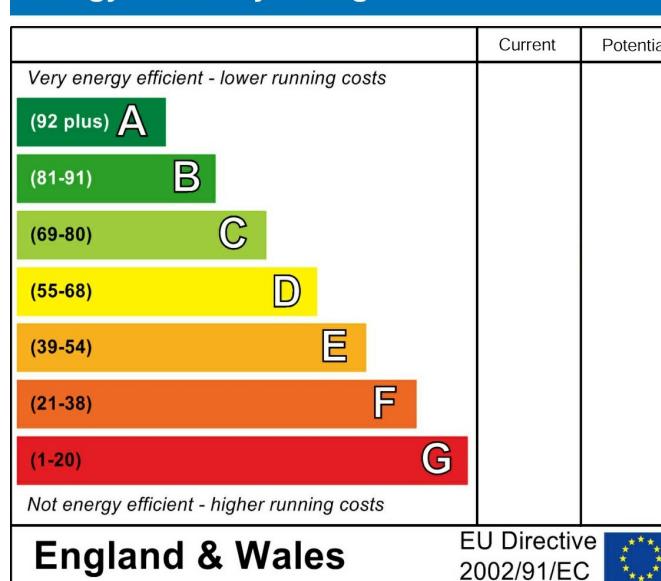
4'11" x 2'9"

Fitted with a WC.

## External

Externally the property has large lawned garden to the front and side elevation as well as on street parking available.

## Energy Efficiency Rating



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.

