



Church Hill, Crook, DL15 9DN  
2 Bed - House  
£99,950

**ROBINSONS**  
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# Church Hill

## Crook, DL15 9DN

\* SYMPATHETICALLY MODERNISED RETAINING MANY ORIGINALLY FEATURES \* LARGE STONE BUILT HOUSE \* SPACIOUS ACCOMODATION THROUGHOUT \* KITCHEN/DINING ROOM WITH SOME INTEGRAL APPLIANCES \* RE-FITTED BATHROOM \* GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS \* WALKING DISTANCE TO CROOK TOWN CENTRE \* ENCLOSED YARD TO THE REAR \*

This attractive stone built two double bedroom end terrace house has spacious accommodation throughout and has been finished to a superb standard being sympathetically modernised, having a good combination of modern and original features, most recently having a stunning re-fitted family bathroom.

The property is warmed by gas central heating and has UPVC double glazed windows including some Sash style. The house is located at the top end of Church Hill and has a pleasant outlook to both front and rear aspect.

The internal accommodation comprises; entrance hallway with under stairs storage cupboard, lounge with log burner with attractive surround, kitchen/dining room which is extensively fitted with a range of wall, base and drawer units and ample space for dining table and some integral appliances including fridge and freezer, rear hallway with door giving access to the enclosed yard.

To the first floor there are two spacious bedrooms both having the original feature fire places, and a re-fitted bathroom with three piece white suite including shower over bath.

Outside the property has a small yard to the front and good size enclosed yard to the rear, which has gated access and space for garden furniture and garden sheds.

Church Hill is walking distance to Crook town centre which has a wide range of shopping facilities. There is also primary schooling walking distance away. Bus links are also close by.

Contact Robinsons for further information.











# Church Hill Crook

Approximate Gross Internal Area  
975 sq ft - 91 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		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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