



**Beechburn Park**

Crook DL15 8SA

**Chain Free £125,000**







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# Beechburn Park

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- Stunning Three Bed Semi
- EPC Grade D
- Not Overlooked To Front

- Extensively Renovated
- Recently Re-fitted Bathroom
- Chain Free

- Beautiful Kitchen
- Gardens Front & Rear
- Gas Central Heating

Offered for sale CHAIN FREE, this stunning THREE BEDROOM SEMI DETACHED property which has been EXTENSIVELY RENOVATED by its present owners including NEWLY FITTED Grey High Gloss kitchen and lovely White fitted Bathroom/wc. With UPVC double glazing and Gas fired central heating via combi boiler. There are GARDENS to the front and rear, the rear has a good sized patio area and mainly laid to lawn. To the side of the property there is a BLOCK PAVED DRIVEWAY providing car parking for at least two vehicles.

Pleasantly located on this popular residential development, the property is not directly overlooked to the front elevation.

We have no hesitation in recommending an early inspection to avoid disappointment, call today to book your viewing.

## Ground Floor

### Entrance Hallway

UPVC double glazed front entrance door and laminated floor

### Lounge

14'06 x 15'06 (4.42m x 4.72m)

Feature fireplace, marble inset and hearth with gas

fire, UPVC double glazed bay window, double central heating radiator, coving to ceiling, open plan staircase to the first floor

### Kitchen/Dining Room

14'06 x 7'10 (4.42m x 2.39m)

Extensively fitted with a range of Grey High Gloss wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer taps over, a range of integral appliances including electric oven, electric hob, splash back, extractor hood over, fridge freezer and dish washer, plumbing and space for washing machine, coving to ceiling, spot lighting, laminated floor, spot lighting and UPVC double glazed rear entrance door. There is ample space for a dining table as required

## First Floor

### Landing

Spindle balustrade, coving to ceiling, UPVC double glazed window to the side elevation and loft access

### Bedroom One

10'09 x 7'02 (3.28m x 2.18m)

UPVC double glazed window to the rear elevation, central heating radiator, coving to ceiling and tv point

### Bedroom Two

11'02 x 8 (3.40m x 2.44m)

UPVC double glazed window to the front elevation, central heating radiator and coving to ceiling, TV aerial point.

### Bedroom Three

6'10 x 6'02 (2.08m x 1.88m)

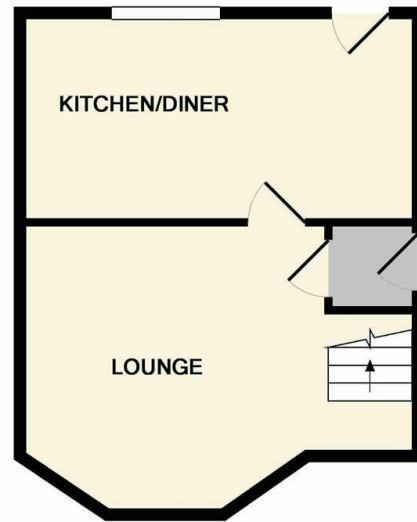
UPVC double glazed window to the rear elevation, central heating radiator

### Bathroom/wc

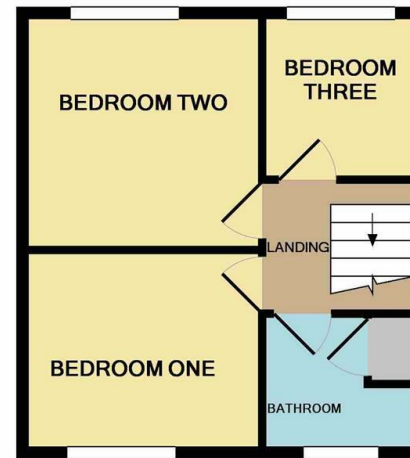
Extensively fitted with a white suite including panelled bath with mains shower over and shower screen, wc and wash hand basin in White High Gloss vanity units, tiled splash backs, laminated floor, timber door to storage cupboard housing gas boiler

## Exterior

To the front of the property there is a lawned garden, whilst to the side of this there is a large block paved driveway providing car parking for at least two vehicles. A timber gate gives access to a large rear garden mainly laid to lawns with decked patio area, timber shed etc

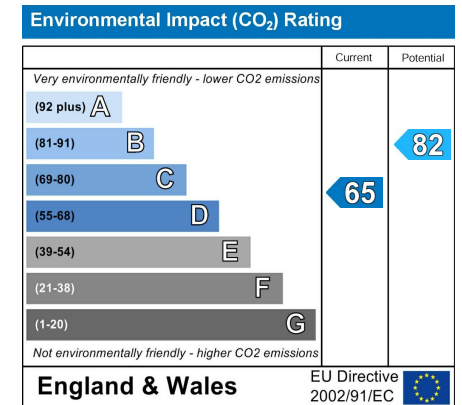
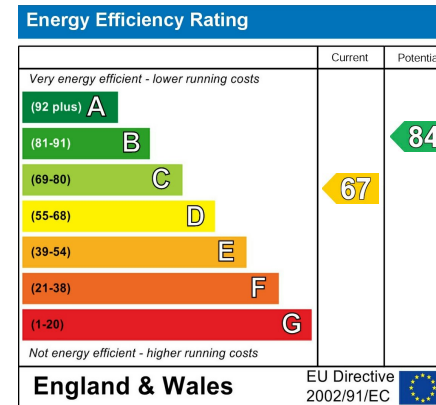
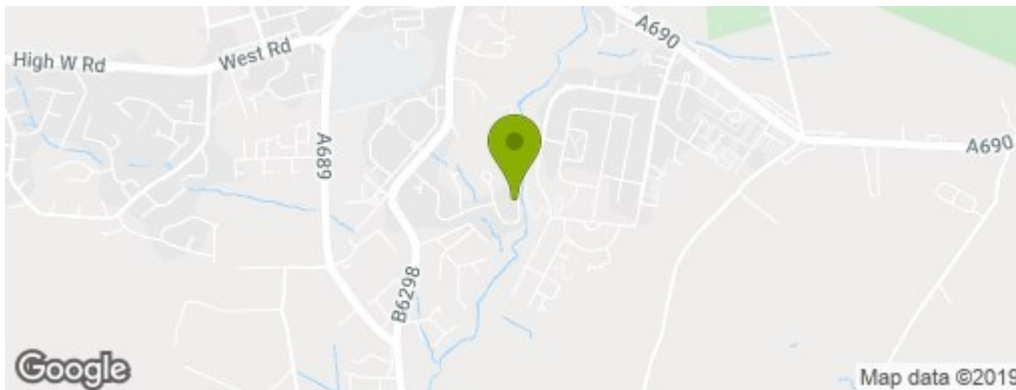


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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