



Beechburn Park, DL15 8NA
2 Bed - Bungalow - Detached
£182,500

ROBINSONS
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Beechburn Park , DL15 8NA

* CUL DE SAC LOCATION * POPULAR HOUSING DEVELOPMENT * RARELY AVAILABLE *
DRIVEWAY AND GARAGE * WELL PRESENTED THROUGHOUT * EXTENDED TO THE REAR
* CLOSE TO CROOK TOWN CENTRE * VIEWING HIGHLY RECOMMENDED *

We are delighted to offer to the sales market this well presented two bedroom detached bungalow which has been extended to the rear gaining the addition of a en-suite shower room and dressing area.

The bungalow has been designed for easy maintenance with a paved rear garden and has UPVC double glazed windows and a gas combination boiler.

The spacious floor plan comprises of; entrance hallway, lounge/dining room situated to the front as aspect and has French doors leading to the front garden. Well fitted kitchen with some integral appliances and space for a dining table. Two double bedrooms, the main having fitted wardrobes and included in the extension there is a dressing area and en-suite shower room. To conclude the floor plan there is a bathroom, fitted with a four piece suite.

Outside the property has gardens to front and rear and a long driveway which leads to a detached single garage. The front garden is mostly laid to lawn, while the rear garden is paved with a raised plating area.











Beechburn Park, Crook

Approximate Gross Internal Area
905 sq ft - 84 sq m



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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	88	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.

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