



RYAN JAMES
ESTATE AGENTS

A bespoke & personal service, defined by expertise.



28 Inglenook Close, Crook DL15 8GA
£95,000

An opportunity to purchase this semi-detached, two bedroom property located in Crook, situated on a corner plot on a popular residential estate, located within easy walking distance of the market place and the range of amenities it has to offer as well as excellent commuter links. Over two floors the internal living space comprises of an entrance hall, a fitted kitchen, a lounge with patio doors to the rear garden, a cloakroom/w.c, a first floor landing with storage cupboard, two spacious first floor bedrooms with fitted wardrobes and a modern three piece house bathroom/w.c. To the exterior of the property, there is a lawned front garden, a driveway leading to the single garage providing off street parking and an enclosed rear garden with lawn & patio seating area. With the added benefits of gas central heating & double glazing throughout, the property is sure to appeal to a range of buyers, viewing is recommended to appreciate the size, location and presentation of the accommodation on offer. EPC 'C'.



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The Accommodation Comprises

Entrance Hall

Kitchen

9'10 x 6'5 (3.00m x 1.96m)

Including a modern fitted range of wall, drawer and base units incorporating rolled edge work surfaces, one and a half bowl sink unit with drainer & mixer tap over, tiled splashback, integrated double oven & gas hob, extractor hood & light, space & plumbing for a washing machine, vertical wall mounted radiator and double glazed window to the front elevation.

Cloakroom/WC

With low level wc, pedestal wash hand basin, tiled splashback and radiator.



Lounge

13'10 x 12'5 (4.22m x 3.78m)

With double glazed window & patio doors to the rear elevation, TV & telephone points and radiator.

First Floor Landing

With access to the roof space and storage cupboard.

Bedroom One

11'5 x 12'7 (3.48m x 3.84m)

With double glazed window to the front elevation, fitted wardrobe and radiator.

Bedroom Two

9'5 x 6'6 (2.87m x 1.98m)

With double glazed window to the rear elevation, fitted wardrobe and radiator.



House Bathroom

Including a modern three piece suite comprising of a panelled bath, with shower over, wash hand basin, low level w.c., extractor fan, part tiled walls, radiator and double glazed window to the rear elevation.

Exterior

Garage

With up & over door and light and power.

Off Street Parking

Driveway leading to the single garage providing ample off street parking.



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GROUND FLOOR

1ST FLOOR



Front Garden

Low maintenance front garden, mainly laid to lawn with path leading to the front elevation.

Rear Garden

Enclosed rear garden with fenced boundaries, laid to lawn with patio seating area and with gated access to the side elevation leading to the front.

Free Valuation

If you are looking to sell a property Ryan James Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our Bishop Auckland team on 01388 737477 to book an appointment.

Viewing

Viewing is Strictly By Appointment Only.

Mortgage Advice

Ryan James Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor.

*** Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ***

Freehold

Ryan James Estate Agents believes the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property.

1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.

2. Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.

3. All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error

4. The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.

5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.

