



3 King Albert Place Crook DL15 9DQ

- 3 Bedroom Mid Terrace Family Home
- Excellent Transport Links
- No Onward Chain
- Two Reception Rooms
- Within Walking Distance of Town Centre
- Viewing Essential

Offers In The Region Of £105,000

3 King Albert Place, Crook

It is with great pleasure that Rea Estates offer to the sales market this immaculately presented 3 Bedroom Mid Terrace property, within walking distance of the town centre.

Crook is situated a couple of miles north of the River Wear, approximately 9 miles south-west of the Historic City Of Durham and 5 miles north-west of Bishop Auckland, which is home to the spectacular open air night show Kynren-An Epic Tale of England.

The A690 road from Durham turns into the A689 leading up through Wolsingham and Stanhope into the upper reaches of Weardale (an Area of Outstanding Natural Beauty). Located on the edge of Weardale, Crook is consequently sometimes referred to as the "Gateway to Weardale". The centre of Crook features a variety of shops, pubs, cafes and restaurants. There are two prominent churches, the centrally located St Catherine's CE and Our Lady Immaculate and St Cuthbert's RC on Church Hill. On top of the hills to the east sits Crook Golf Club.

Warmed via Gas Central Heating and having Double Glazing throughout, the spacious internal floor plan briefly comprises: Entrance Hallway, Lounge with large bay window to front aspect, Dining Room, Cloakroom/Wc, Fitted Kitchen and Rear Lobby.

To the first floor, Three Bedrooms and a Family Bathroom.

Externally the property has been designed for ease of maintenance with a paved forecourt and enclosed rear courtyard.

In our opinion this ready to move into property, which is offered for sale with no onward chain, would make an exceptional family home for the discerning purchaser and therefore an early viewing is highly recommended.

Entrance Hallway

Composite entrance door opening to hallway with staircase rising to the first floor, laminate flooring and central heating radiator.

Lounge:

15'9 x 11'4 (4.80m x 3.45m)

A well-proportioned lounge with walk in bay window to the front elevation, allowing lots of natural light to flood through. Laminate flooring, radiator and square arch to dining room.



Dining Room:

12'0 x 11'6 (3.66m x 3.51m)

The dining room provides ample space for a family size table and chairs. Window to the rear elevation, laminate flooring and radiator. Doors to kitchen and cloakroom/wc.



Cloakroom/Wc

Fitted with a low level w/c and wall mounted wash hand basin. Ceiling extractor fan, laminate flooring and radiator.



Rear Lobby

Radiator, uPVC windows and external door opening to the rear courtyard.



Kitchen:

12'6 x 6'8 (3.81m x 2.03m)

Fitted with a range of base, wall and drawer units, complementary work surfaces, inset unit and tiled splash backs. Integrated electric oven, hob and stainless steel extractor hood. Space and plumbing for automatic washing machine. Wall mounted central heating boiler, tiled flooring, window to the side elevation and door to rear lobby.



First Floor Landing

A spacious landing with space for storage unit or computer desk. Loft access hatch and radiator.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

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Bathroom

Part tiled bathroom fitted with a white suite comprising; panelled bath, shower enclosure with mains fed unit, low level w/c and pedestal wash hand basin. Built in storage cupboard, wall mounted extractor fan, radiator and obscure double glazed window.



Bedroom One:

14'6 x 8'5 (4.42m x 2.57m)

Double bedroom overlooking the front of the house providing ample space for a range of free standing bedroom furniture.



Bedroom Two:

12'0 x 9'0 (3.66m x 2.74m)

A second double room which is situated to the rear of the house.



Bedroom Three:

9'2 x 6'2 (2.79m x 1.88m)

Ample sized third bedroom again situated to the front of the house.



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Externally

To the front of the house there is a wall enclosed paved garden with gated access and to the rear, a paved courtyard with gated access to the service lane.



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