



Thistleflat Road, Crook

FIRST FLOOR FLAT | TWO BEDROOMS | FRONT GARDEN | GARAGE | SPACIOUS ACCOMMODATION | CLOSE TO TOWN CENTRE | GAS CENTRAL HEATING | EPC GRADE C

Asking Price: £70,000



Thistleflat Road, Crook

DESCRIPTION

Spacious two bed roomed first floor flat complete with front garden and garage. Located on Thistleflat Road in Crook. This flat will appeal to a variety of buyers, located just a short distance from the town centre which allows for access to a range of amenities from supermarkets, local stores, retail shops, cafes and restaurants as well as having a regular public transport system in the area allowing for frequent access to neighbouring towns and villages.

In brief this property comprises; an entrance hall, living room, kitchen, two bedrooms, shower room and front garden which has been mainly paved with raised flower beds and space for outdoor furniture.



Living Room

The main reception room is spacious and bright, with window to the front elevation.

Kitchen

Kitchen fitted with a range of wall, drawer and base units, complimenting work surfaces, sink/drain unit, space for free standing appliances such as under counter fridge, freezer as well as washing machine and cooker.

Master Bedroom

The main bedroom is a generous double with large window providing lots of natural light.

Bedroom Two

The second bedroom is a spacious single, with fitted wardrobes for storage.

Bathroom

The shower room has been fitted with a corner shower, low level WC and wash hand basin.

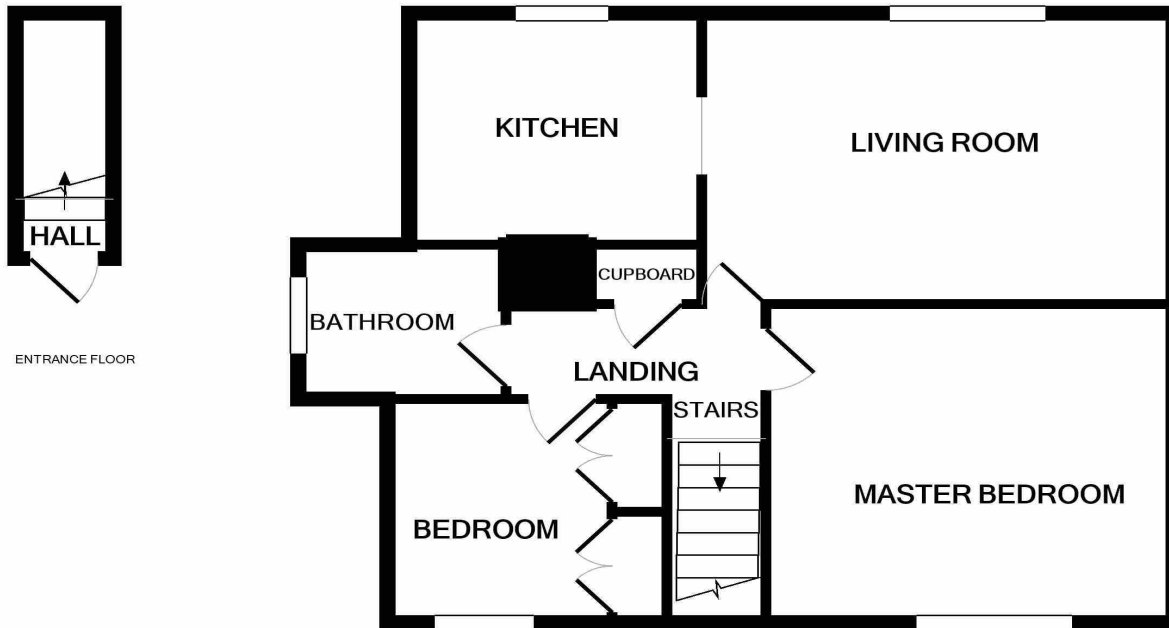
Outdoor Space

The flat has the front garden, mainly paved for outdoor furniture, with raised flower beds and perimeter hedging for privacy.

Garage

Single garage for secure off street parking/storage with an up and over door.





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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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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OPENING HOURS

9am - 5.30pm Monday to Friday and Saturday

9am -4pm, Closed on Sunday.

