



North Terrace, Crook, County Durham  
Offers In The Region Of - £199,950

Vickers  
& Barrass

— Est. 1973 —

Land and Estate Agents



# North Terrace Crook

Vickers & Barrass are pleased to offer for sale a 4 bedroom terrace house in need of partial modernisation with large gardens containing a potential development plot. The property is a hidden oasis in the centre of Crook. No chain and vacant possession.

## LOCATION

Crook is a small market town located on the A690 west of Durham City, and north of Bishop Auckland. The town centre comprises of a wide selection of independent retailers and several high street chains including Aldi, Lidl, Greggs, Boots, TSB, The Co Operative Food Store as well as several public houses. Free car parking is available and a traditional market is held every Tuesday until around 2pm. Primary schools are available nearby with further education facilities at Bishop Auckland, Willington, Wolsingham and Durham.

## DISTANCES (approximate)

Willington - 2 miles  
Bishop Auckland - 5 miles  
Wolsingham - 6 miles  
Durham City Centre - 9 miles  
Stanhope - 12 miles  
Darlington - 19 miles  
Newcastle City Centre - 27 miles  
Corbridge - 27 miles  
Hexham - 31 miles

## GROUND FLOOR

### Entrance Porch

1.18m x 1.11m

### Entrance Hall

3.54m x 1.17m

Entrance hallway with single panel radiator, central ceiling light.

### Sitting Room

5.30m x 3.55m

Sitting Room containing Bay Window with central ceiling light, single panel radiator and an electric fire with tile surround.

### Living Room

4.83m x 4.53m

Living Room containing stairs to first floor with 2 double panel radiators, fitted floor and wall units and a gas fire containing a back boiler.

### Kitchen

4.31m x 2.16m

The kitchen is part of an extension fitted to the property approximately 7 years ago, with fitted wall and floor units, fitted Lamona oven, gas hobs and double panel gas radiator.

### Rear Hallway

2.32m x 1.30m

Containing electric radiator and access directly into rear garden.



**Bathroom**

2.43m x 1.81m

Ground floor bathroom – this was a former wet room now containing a electric shower over bath, with WC, electric radiator and extractor fan.

**Bedroom/Office**

3.25m x 2.57m

Ground floor bedroom/office with double doors providing access directly into the garden, fitted wall and floor wardrobe units and double panel electric radiator.

**FIRST FLOOR****Landing**

2.99m x 0.75m

Rear landing with central loft hatch, smoke alarm and central ceiling light.

**Bedroom 1**

3.92m x 3.59m

Double bedroom containing single panel radiator, central ceiling light, fitted wall units and fitted wardrobe units.

**Bathroom**

4.50m x 1.76m

Bathroom with fitted bath, WC, pedestal sink and 2 airing cupboards, one containing the hot and cold water tanks and one acting as a general storage cupboard.

**Bedroom 2**

4.55m x 1.77m

Single bedroom with single panel radiator, central ceiling unit, wall lights and fitted wardrobes.

**Bedroom 3**

3.93m x 3.68m

Double bedroom containing double panel radiator and central ceiling light.

**EXTERNAL****Front Garden**

Located to the front of the property is a fully enclosed courtyard garden with well established flowerbeds and gravelled patio area. Access is available from the front to the rear of the property via a private ginnel.

**Rear Garden**

The whole property including the garden extends to approximately 0.06 hectares (0.15 acres).

The garden is fully enclosed and provides a hidden oasis which is unique for a town centre location. The garden consists of gravelled, lawned and patio areas.

**Glass House**

Timber framed and glazed structure.

**Garage**

The garage is accessed directly form Arthur Street. It has a single up and over door and is capable of housing 2 cars. It benefits from a concrete floor and electric with door access and steps up into the rear garden.

**PRE APPLICATION PLANNING ENQUIRY**

Due to the size of the garden the current owners submitted a pre application planning enquiry to Durham County Council, for the erection of 1 single storey dwelling within the garden. Reference PRE28/22/02006. No objections were raised to the principle of having 1 new dwelling on the site. Copies available upon request.

**BOUNDARIES**

The vendor will only sell such interest if any, as they have in the boundary walls to the property.

**RIGHTS OF WAY**

There are no known public rights of way running over the property.

**MINES AND MINERALS**

The mines and minerals are excepted and reserved.

**TENURE**

We are informed by the current vendors that the property is held freehold.

**SERVICES**

The property is served by mains electricity, mains water, mains gas and drainage systems.

**COUNCIL TAX BAND**

Council Tax Band B

**COSTS**

Each party is to bear their own costs.

**VIEWING**

Viewing is strictly by appointment only by contacting Vickers & Barrass, Darlington office.



### WHAT 3 WORDS

Every three metre square of the world has been given a unique combination of three words. Visit [what3words.com](http://what3words.com) or download the free App which is available for iOS and Android smartphones and use the unique sequence of words below to accurately pinpoint this property.

Web://w3w.co//cyclones.monuments.broadens

App://cyclones.monuments.broadens

### PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.



Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

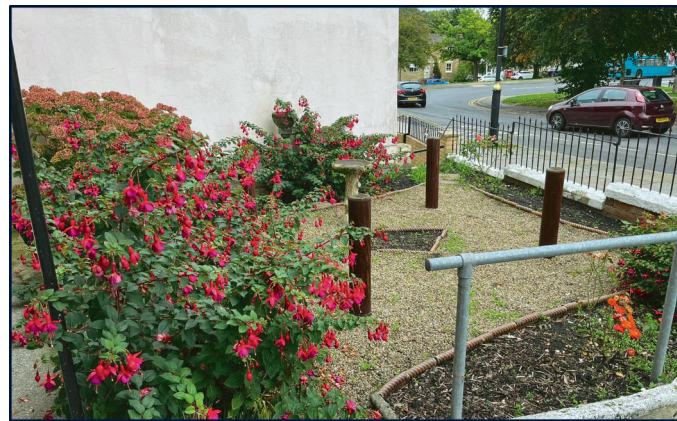
The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale. The property is sold subject to reserve(s).

Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer. The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

### NOTES

Particulars prepared - September 2022  
Photographs taken - September 2022









[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)



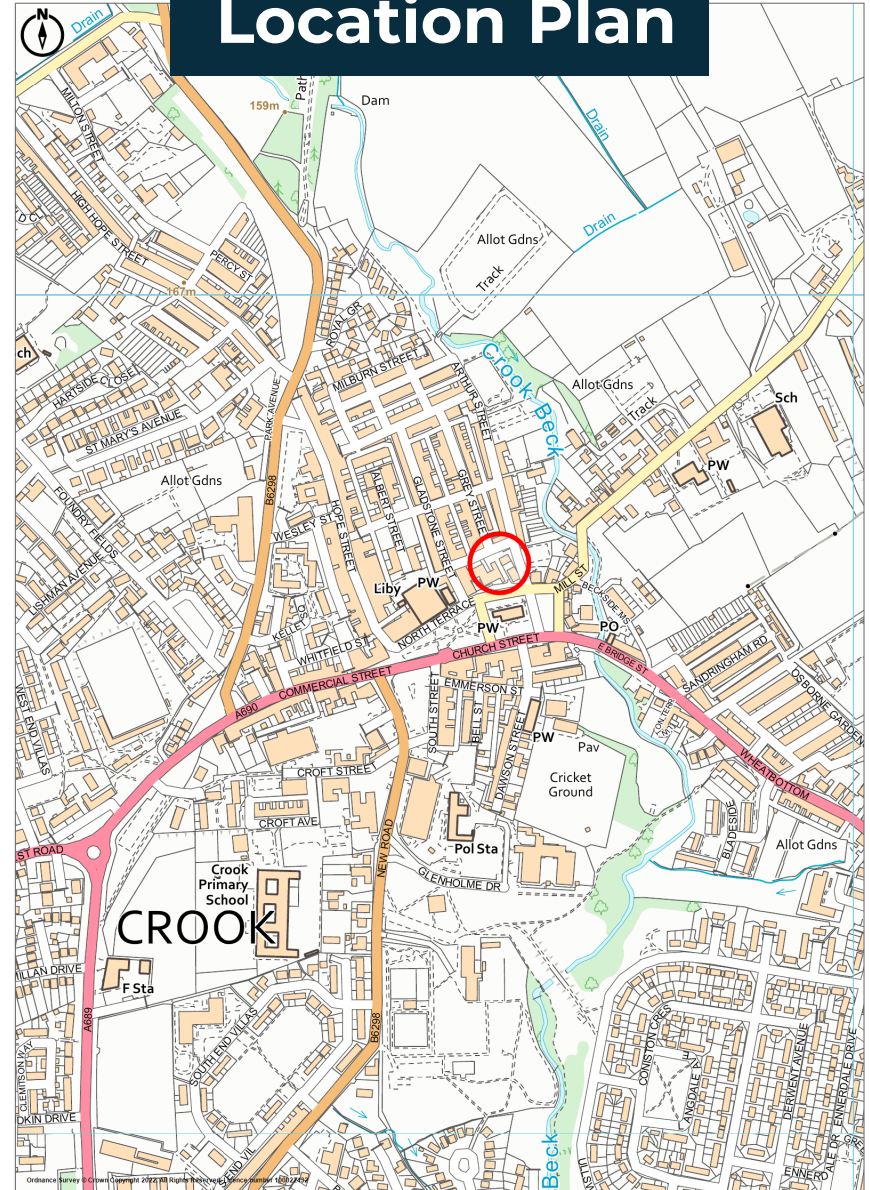
# Property Plan



**Promap**  
LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2022. All rights reserved.  
Licence number 100022432.  
Plotted Scale - 1:1250. Paper Size - A4

# Location Plan



**Promap**  
LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2022. All rights reserved.  
Licence number 100022432.  
Plotted Scale - 1:7500. Paper Size - A4





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35   F	
1-20	G		

Vickers and Barrass Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Vickers and Barrass Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.







### Tow Law Office

16/17 Castle Bank  
Tow Law, Bishop Auckland  
DL13 4AE

T: 01388 730095

E: info@vickersandbarrass.co.uk

### Darlington Office

Humbleton Park  
West Auckland Road, Darlington  
DL2 2YH

T: 01325 728 084

E: darlington@vickersandbarrass.co.uk



www.vickersandbarrass.co.uk

# Vickers & Barrass

— Est. 1973 —

Land and Estate Agents