



Maple Crescent | Crook | DL15 9LE

We are delighted to offer to the market this well presented, three bedroom family home situated in a quiet cul de sac on a popular residential estate within easy walking distance of Crook Market Town. The property briefly comprises; entrance hall, open plan living incorporating the kitchen, dining room and lounge, utility room, three bedrooms, bathroom, gardens to the front and rear.

Offers In Region Of £87,000

- OPEN PLAN LIVING
- WELL PRESENTED FAMILY HOME
- QUIET CUL DE SAC
- 3 BEDROOMS
- GARDENS



DESCRIPTION

Situated in a quiet cul de sac on the popular Low Mown Meadows housing estate. This spacious property benefits open plan living, ideal for a growing family. It has three generous size bedrooms, a large enclosed rear garden and is close to Crook Market Town where there are an abundance of amenities including two banks, medical centre, dentists, pharmacies, several small independent businesses as well as a good choice of schools and Nurseries. Crook is only a short commute to Durham City and 10 minutes from Bishop Auckland or Weardale.

HALLWAY

UPVC double glazed entrance door opening into hallway, neutral décor, plain carpet, UPVC double glazed window to side and gas central heating radiator. Door leading into the kitchen and spindle staircase rising to first floor landing. Under stair storage cupboard

OPEN PLAN LIVING

'L' shaped living area incorporating the kitchen, dining area and lounge, a perfect family room as well as being ideal for entertaining family and friends extending out onto the patio and garden beyond for al fresco dining in the summer months.

KITCHEN/DINER

19' 1" x 11' 3" (5.82m x 3.43m) A range of eye level and base units with contrasting work surfaces and breakfast bar, inset stainless steel sink and drainer, tiled splash backs, integrated extractor fan and space for free standing cooker. Gas central heating radiator, UPVC double glazed window to the side of the property and vinyl flooring, door leading into the utility room. The breakfast bar divides the kitchen from the dining area.

DINING AREA

Beautifully bright and spacious dining area with ample space to entertain family and friends benefiting French doors opening out to the patio and a large enclosed garden. Neutral décor arched alcove, plain carpet and gas central heating radiator.

LOUNGE

14' 3" x 11' 0" (4.34m x 3.35m) Flowing naturally from the dining area through a decorative square arch into a cosy living space. Neutral décor, plain carpet and a curved alcove, gas central heating radiator and a large UPVC picture window overlooking the front garden.

UTILITY ROOM

10' 11" x 6' 3" (3.33m x 1.91m) Good size utility room with space and plumbing for washing machine, space for tumble drier and fridge/freezer, gas central heating radiator, UPVC double glazed window and door to the side of the property. Neutral décor and vinyl floor

LANDING

Spindle staircase rising to first floor landing providing access to all bedrooms and the family bathroom, gas central heating radiator and UPVC double glazed window to the side elevation. Neutral décor with a feature wall covering to the stairwell.

MASTER BEDROOM

12' 3" x 11' 2" (3.73m x 3.4m) Situated to the rear of the property benefiting two UPVC double glazed windows overlooking the garden, fitted wardrobes, tasteful décor, plain carpets and gas central heating radiator.

BEDROOM

11' 1" x 11' 0" (3.38m x 3.35m) Second double bedroom situated to the front of the property, neutrally decorated, plain carpet, gas central heating radiator and UPVC double glazed window.

BEDROOM

9' 5" x 8' 0" (2.87m x 2.44m) Good size single bedroom also situated to the front of the property, neutral décor, plain carpet, gas central heating radiator and UPVC double glazed window

BATHROOM

8' 0" x 5' 5" (2.44m x 1.65m) Three piece white suite comprising; panelled bath with shower over, vanity wash hand basin and close coupled W/C, neutral décor with tiled splash backs and vinyl flooring, gas central heating towel rail and frosted UPVC double glazed window

EXTERNALLY

To the front there is a paved garden area enclosed within a decorative dwarf wall and there is gated access to the back garden. The current owners have also had the ability to park on the front of the property for the last 10 years. The rear garden is enclosed and perfect for young children to play safely as well as entertaining in the summer months on the patio



Tenure

Freehold

Council Tax Band

A

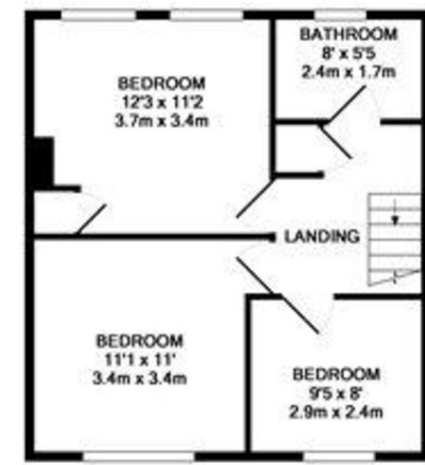
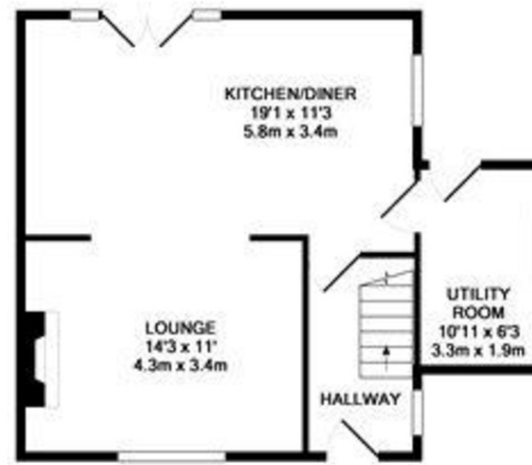
Viewing Arrangements

Strictly by appointment

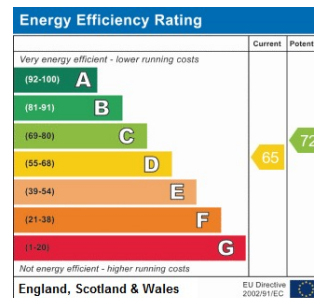
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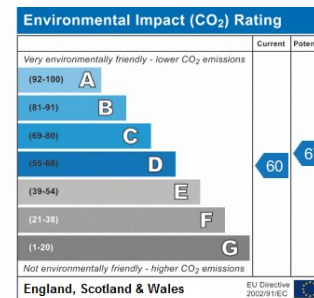
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Address:
Maple Crescent Crook DL15 9LE



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