



26 St. Marys Avenue Crook DL15 9HY

- 4 Bedroom Semi-Detached Family Home
- Sought After Residential Location
- Rare To Sales Market
- Two Reception Rooms
- Within Walking Distance of Town Centre
- Viewing Essential

£200,000

26 St. Marys Avenue, Crook

It is with great pleasure that Rea Estates offer to the sales market this immaculately presented 4 Bedroom Semi-Detached family home, situated in a desirable residential tree lined cul-de-sac, 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.

The property has been subject to a great deal of expenditure by the current vendors to include a full rewire and a new gas central heating boiler installed in 2023.

Laid out over three floors, the internal layout briefly comprises: Entrance Hallway with staircase rising to the first floor, a well-proportioned Lounge, separate Dining Room, Kitchen and Cloakroom/Wc.

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

A staircase rises to the converted loft space (built to building regulations in 1974) which provides an impressive Fourth Bedroom.

Occupying a generous plot the property has a block paved forecourt, providing off road parking facilities.

To the rear, a private and enclosed garden.

In our opinion this ready to move into property, would make an exceptional family home for the discerning purchaser and therefore an early viewing is highly recommended.



Entrance Hallway

The sense of space is apparent upon entering the hallway with timber entrance door and stained glass window, cornice to ceiling, staircase rising to the first floor, exposed floorboards and traditional column central heating radiator. Doors to:

Lounge:

16'10 x 12'10 (5.13m x 3.91m)

A lovely spacious lounge with walk in bay window to the front elevation allowing lots of natural light to flood through. Cornice, ceiling rose and feature fire surround housing an electric fire.



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.

Dining Room:**18'3 x 10'11 (5.56m x 3.33m)**

A second reception room providing ample space for family dining and entertaining. The current vendors have installed bi-folding doors which seamlessly blend indoor and outdoor spaces. Cornice, exposed floorboards and fireplace recess with timber mantle.

**Kitchen:****13'4 x 8'8 (4.06m x 2.64m)**

Refitted with an extensive range of white high gloss base, wall and drawer units, complementary work surfaces with inset sink unit and tiled splash backs. Integrated fridge and freezer, dishwasher, space and plumbing for washing machine, space for range cooker with contemporary extractor hood. Window overlooking the rear garden and external door opening to the side elevation.

**Cloakroom/Wc**

Part tiled cloakroom comprising, low level w/c and wash hand basin inset to vanity unit. Obscure double glazed window to the side elevation.



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First Floor

A light and spacious landing with window to the side elevation, built in storage cupboard and staircase rising to the second floor.



Bedroom Two:

13'8 x 9'1 (4.17m x 2.77m)

A second double room providing space for a range of free standing bedroom furniture. Window to the rear and picture rail.



Bedroom Three:

7'9 x 6'4 (2.36m x 1.93m)

Ample sized third bedroom overlooking the front of the house.

Bedroom One:

13'11 x 11'6 (4.24m x 3.51m)

Window to the front of the house, picture rail, sliding door wardrobes and vertical central heating radiator.



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Bathroom

Larger than average part tiled bathroom fitted with a pristine white suite comprising; free standing bath, walk in shower enclosure with rainfall and handheld units, low level w/c and wash hand basin inset to vanity unit. Two obscure double glazed windows, chrome towel radiator and storage cupboard.



Externally

A block paved forecourt to the front of the house, offers off road parking facilities. A pathway to the side of the property, leads to the rear garden with a small lawn and a paved patio, providing space for a range of outdoor garden furniture.

A garage could be erected on an area of hard standing (subject to relevant planning permission) or for additional off road parking, as the seller advises us that there is a vehicular right of way.



Second Floor

Bedroom Four: 19'1 x 11'5 (5.82m x 3.48m)

The converted loft space provides an additional bedroom but could also be utilised as a home office, living or entertainment space for a growing family. Window to the rear elevation and built in storage units.



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