



## 2 bed detached house to buy in

Dawson Street, Crook, Crook, Durham,  
DL15 8NH

**£67,500** Starting Bid

🛏 x 2 🚿 x 1 🚿 x 2

Tenure

**Freehold**

## Property features

- ✓ Two Bedrooms Detached
- ✓ Ideal Investment Opportunity
- ✓ Potential Rental Income £600pcm
- ✓ On Street Parking
- ✓ EPC Rating E

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents welcome for sale this two-bedrooms detached property situated on Dawson Street Crook.

The property briefly comprises : entrance way, living room, dining room and kitchen are located on the ground floor. Two bedrooms and a family bathroom are located on the first floor.

Externally the property offers on street parking to the front elevation, Fully enclosed yard to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £67,500

Property Type: Detached House

USPs: Garden

Parking: On Street

Heating: Gas

## External Front

On street parking to the front elevation.



## Living Room

Double glazed window to the front elevation, tv point, radiator and carpet.



## Dining Room

Double glazed window to the rear elevation, radiator and carpet.



## Kitchen

Window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, electric hob, oven, plumbed for a washing machine, radiator and tiled flooring.



## Landing

Window to the rear elevation, storage cupboard, radiator and carpet.



## Bedroom 1

Double glazed window to the front elevation, storage cupboard, radiator and carpet.



## Bedroom 2

Double glazed window to the rear elevation, radiator and carpet.



## Bathroom


Double glazed windows to the rear elevation, four piece suite comprising; low level w/c, wash basin with stainless steel taps, bath with stainless steel taps, shower cubicle, radiator, tiled walls and tiled flooring.



## External Rear

Fully enclosed yard to the rear elevation.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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