



3 Bedrooms

Situated in an ever-popular area of Crook, this three bedroom semi-detached home is sure to be in demand to a range of buyers. In brief, accommodation comprises entrance hall, kitchen, utility room, dining room, lounge, three bedrooms and a family bathroom. Externally the property boasts a pleasant plot with lawned gardens to the front and rear which benefit from well-established shrubs and hedges. A viewing is essential to appreciate this home.

26 Cedar Gardens
Crook, County Durham, DL15 9NE

EPC Rating D



Best Agent
NORTH EAST AWARD WINNER

2017



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ACCOMMODATION

Ground Floor

Entrance Hall

With obscure glazed entrance door, uPVC double glazed window, small understairs cupboard and stairs rising to the first floor.

Kitchen

Fitted with a range of base, drawer and wall units, laminate work surfaces, stainless steel sink unit with mixer tap, tiled walls, laminate floor, central heating radiator, uPVC double glazed window, useful breakfast bar and understairs cupboard.



For additional information and full photo gallery please visit jww.co.uk



Utility Room

Fitted with base and wall units, laminate work surfaces, tiled walls, laminate floor, space and plumbing for an automatic washing machine, uPVC double glazed window and a door leading to the rear garden.

Dining Room

Nicely presented with central heating radiator, coved ceiling, gas fire in surround and uPVC double glazed window with a pleasant outlook.

Lounge

A spacious lounge leading from the dining room through glazed double doors and benefitting from uPVC double glazed window to front, central heating radiator, coved ceiling and gas fire in surround.



First Floor

Landing

With uPVC double glazed window, built in storage cupboard and hatch access to loft.

Bedroom 1

A spacious master bedroom located to the rear of the property and boasting a pleasant aspect through the uPVC double glazed window, with central heating radiator and built in storage cupboard.



Bedroom 2

Another double bedroom with a uPVC double glazed window, central heating radiator and built in storage cupboard.

Bedroom 3

With central heating radiator and uPVC double glazed window.

Bathroom

Fitted with a modern white suite comprising low-level wc, pedestal wash basin, panel bath with electric shower over, tiled floor and walls, central heating radiator, clad ceiling and two uPVC obscure double glazed windows.



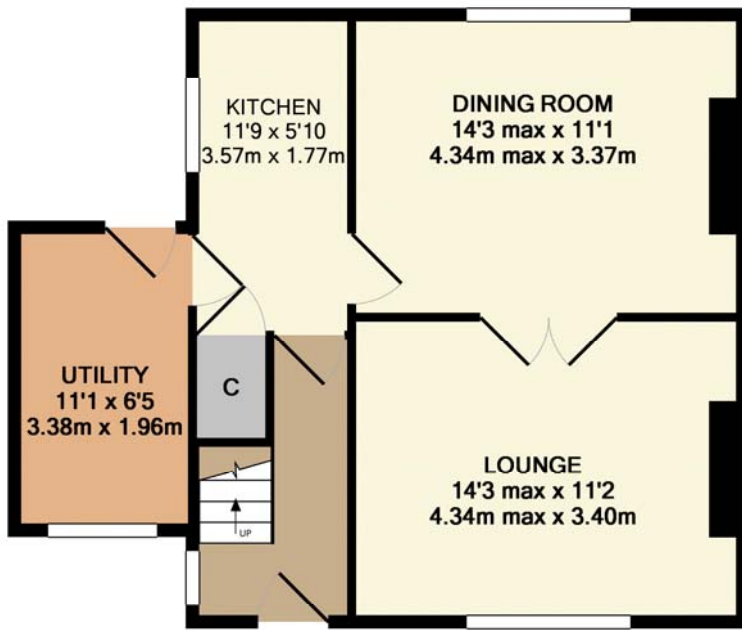
Externally

Externally the property boasts a pleasant plot with a well-maintained lawned garden to the front. A gate accesses the side of the house leading to the rear garden which is a particular feature of this home benefitting from a lawn, patio and well-established shrubs and plants.

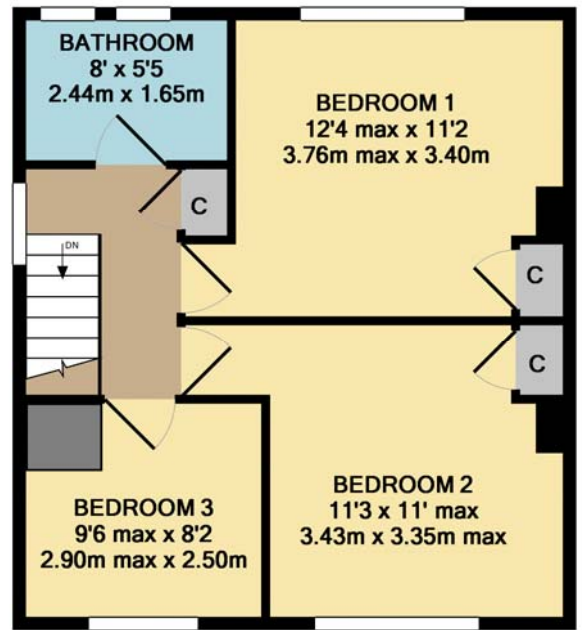
Council Tax Band - A

Tenure - Freehold

Viewing - By appointment through JW Wood



GROUND FLOOR



FIRST FLOOR

26 CEDAR GARDENS
Not to scale - for guidance only
Made with Metropix ©2018

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought.

All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order.

Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.

These particulars do not constitute a contract or part of a contract.

