

# KAN MOVE

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## Estate Agents

£129,950

Moravian Street - Crook



Council Tax Band: A

EPC Rating: E

A unique Building originally a church with character, situated within the Town Centre Of Crook at the head of a Cul-de-Sac, offering a large WORKSHOP, GARAGE and a Large First Floor Apartment, overall in need of some development work to bring the building up to date. Book a Viewing to appreciate what this has to offer for a potential business project.



**1 Bathrooms**

**2 Beds**

- LARGE WORKSHOP
- GARAGE WITH ELECTRIC DOOR
- FIRST FLOOR APARTMENT
- FREEHOLD
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SCAN FOR DETAILS

### **Entrance Hallway**

Double Upvc doors into vestibule with a door into a large entrance hallway with grand entrance staircase to the first floor apartment. Upvc Arched window to the front. Access into the Workshop and garage.

### **WORKSHOP**

Large ground floor workshop with access into the Garage.

### **GARAGE**

Electric door , Large space with power and light. Door to the rear with access to a shared rear yard.

### **Stairs to First Floor Landing**

Arched window to the front,

### **Landing 14' 0" x 10' 0" (4.26m x 3.05m)**

Cupboard housing the boiler.

### **Bathroom 12' 0" x 7' 0" (3.65m x 2.13m)**

Upvc double glazed window to the rear, Bath, Wash hand basin, low level W/C.

### **Kitchen 12' 0" x 7' 0" (3.65m x 2.13m)**

Upvc double glazed window to the rear, gas point for cooker, wall and base units, stainless steel sink unit.

### **Lounge 18' 0" x 16' 0" (5.48m x 4.87m)**

Two upvc double glazed windows to the front.

### **Bedroom 12' 0" x 9' 0" (3.65m x 2.74m)**

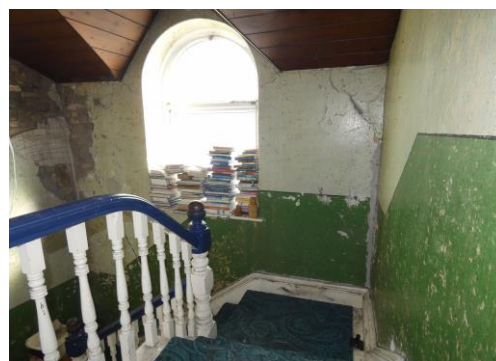
Upvc double glazed window to rear

### **Bedroom 15' 0" x 9' 0" (4.57m x 2.74m)**

Upvc double glazed window to the rear.

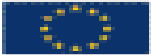
### **Rear Yard**

Shared yard to the rear.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(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	



**KAN MOVE**  
Estate Agents

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