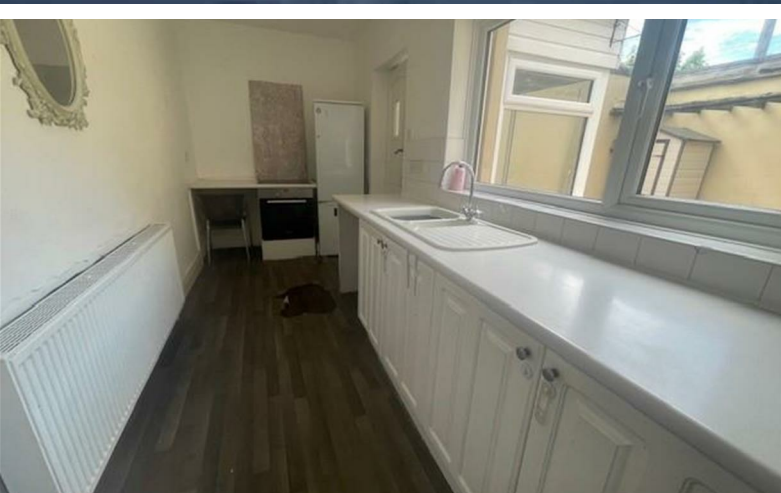


GILMORE ESTATES

Property Sales & Lettings



£99,000

, Main Street, Crawcrook, Ryton, , NE40 4TY

17a Main Street, Crawcrook, Ryton, NE40 4TY

**** TERRACED HOUSE **** TWO DOUBLE BEDROOMS **** SPACIOUS LOUNGE **** GALLEY KITCHEN **** ENTRANCE PORCH **** FULLY ENCLOSED YARD **** TOWN CENTRE LOCATION ****

This two bedroom stone terraced located in Crawcrook is situated on the Main Street and offers spacious living accommodation over two floors. Comprising of porch, kitchen, lounge, to the first floor there two double bedrooms and spacious bathroom. Externally there is a fully enclosed yard.

Porch

8'4" x 5'7" (2.55 x 1.72)

Upvc entrance door to porch, laminate wood flooring 1/2 tiled walls and timber stable door to kitchen.

Kitchen

16'6" x 6'2" (5.03 x 1.89)

Wall and base units with laminate work surfaces, integral oven with electric hob, plumbed for washing machine, 1.5 sink and drainer with mixer tap, tiled splashbacks, central heating radiator and Upvc window to side.

Lounge

15'4" x 15'4" (4.69 x 4.68)

Upvc door to rear yard, two central heating radiators, large stone Inglenook, wall lights and stairs to first floor.

First Floor Landing

8'9" x 3'1" (2.67 x 0.94)

Central heating radiator and loft access.

Bedroom One

16'7" x 8'8" (5.07 x 2.65)

Upvc window to front aspect, central heating radiator, cupboard housing combi boiler.

Bedroom Two

8'8" x 10'9" (2.66 x 3.29)

Upvc window to front aspect, laminate wood flooring and central heating radiator.

Bathroom

5'11" x 9'10" (1.82 x 3.02)

White suite comprising of bath with electric shower over, WC, pedestal wash hand basin, central heating radiator, 3/4 tiled walls, Velux window and eves storage.

Rear Yard

Large fully enclosed rear yard.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs	102-91kWh/m ² A		
91-81kWh/m ² B			
81-69kWh/m ² C			
69-55kWh/m ² D			
55-48kWh/m ² E			
48-38kWh/m ² F			
38-29kWh/m ² G			
29-13kWh/m ²			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Planned
Very environmentally friendly - lower CO ₂ emissions	102-91kWh/m ² A		
91-81kWh/m ² B			
81-69kWh/m ² C			
69-55kWh/m ² D			
55-48kWh/m ² E			
48-38kWh/m ² F			
38-29kWh/m ² G			
29-13kWh/m ²			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	