



Catkin Walk, Crawcrook, Tyne And Wear, NE40 4XN

*****CHAIN FREE***** This beautifully presented detached bungalow simply **MUST** be viewed to be appreciated! Situated at the end of a cul-de-sac, the property comprises of entrance hallway, lounge/dining room, kitchen, three bedrooms, bathroom W/C and further separate W/C. Externally, the property benefits from beautifully landscaped gardens with decked seating area, ponds and a range of mature trees and shrubs. To the front is a lawned garden, double driveway and detached double garage, currently used as a studio and for storage. Viewing essential! Awaiting EPC rating.



*****CHAIN FREE*****

Detached Bungalow

Three Bedrooms

Beautifully Presented

Stunning Gardens

Awaiting EPC Rating

£350,000

Lounge/Diner 15' 4" x 15' 3" (4.68m x 4.66m)

French door to decking. Wood burner.

Kitchen 10' 9" x 8' 9" (3.28m x 2.67m)

Fitted with a range of wall and base units, integrated oven, hob, fridge/freezer, washing machine and dishwasher.

Bedroom 1 21' 8" x 10' 0" (6.60m x 3.05m)

French doors leading to rear garden.

Bedroom 2 12' 0" x 11' 5" (3.67m x 3.49m)

Currently used as a reception room.

Bedroom 3 11' 10" x 9' 1" (3.61m x 2.78m)

Currently used as a reception room.

Bathroom 9' 5" x 6' 8" (2.87m x 2.03m) max

P shaped bath with shower over, wash basin, W/C.

W/C 4' 11" x 3' 0" (1.50m x 0.91m)

Wash basin, W/C.

Garage/Studio 17' 7" x 16' 7" (5.35m x 5.05m) max

Detached double garage with electric roller doors. Currently set up as a storage area, art studio and gym. Could be used for a variety of uses or turned back into a garage as required.

Externally

Without doubt the real selling point of this property is the stunning enclosed rear garden. This has been lovingly cultivated over a number of years by the current owners and comprises of raised decking area, patio seating area, ponds, quiet hideaway and artificial lawn. A wide range of mature trees and shrubs gives a truly country feel to this space. To the front is a lawned garden and double driveway.

Additional information

Council tax band: D We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





Floorplan

Ground Floor
Approx. 131.5 sq. metres (1415.1 sq. feet)



Total area: approx. 131.5 sq. metres (1415.1 sq. feet)

EPC Graph (full EPC available on request)

For more information please call **0191 414 1200** or email **info@livinglocalhomes.co.uk**

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