



Kepier Chare, Crawcrook, Tyne And Wear, NE40 4UR

*****CHAIN FREE***** An ideal starter home for a wide range of buyers looking to make Crawcrook home! To the ground floor the property is accessed via entrance porch, with spacious lounge and open staircase, with modern kitchen leading to an enclosed easy to maintain rear garden ideal for entertaining. To the first floor there is a white suite bathroom and two bedrooms. Externally the property benefits from easy to maintain gardens front and rear, with the added benefit of gated side access! Driveway parking is available to the rear. This lovely home is located close to Crawcrook High Street and all its amenities, schools and travel links. Simply must be viewed to be appreciated! Awaiting EPC.



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

End Terrace

Two Bedrooms

Parking To Rear

Close To Crawcrook Village

Awaiting EPC

Offers Over £140,000

Entrance Porch 5' 4" x 5' 2" (1.63m x 1.57m)

Front entrance porch.

Lounge 17' 6" x 12' 1" (5.33m x 3.68m) Max

Spacious lounge looking out onto the front garden area and play field with built in under the stairs cupboard for storage.

Kitchen 11' 6" x 7' 9" (3.51m x 2.35m)

Features a range of wall and base units for storage along with a range of integrated appliances. Integrated oven, hob, microwave along with fridge/freezer and washing machine.

Bedroom 1 11' 10" x 9' 4" (3.60m x 2.85m) Max

The main bedroom overlooks the front playing green.

Bathroom 7' 9" x 5' 5" (2.37m x 1.64m)

Features a white suite 'P' shaped bath with overhead shower, W/C and wash basin.

Bedroom 2 11' 6" x 7' 10" (3.51m x 2.38m) max

Features a pleasant outlook over the rear enclosed garden and quiet cul de sac. Benefits from a built in storage cupboard and mirrored wardrobes.

Externally

Externally there is a small open garden to the front with gated access down the side of the property- leading to an easy to maintain patio garden to the rear and pebbled driveway parking beyond.

Additional Information

Awaiting EPC. Council tax band: A 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

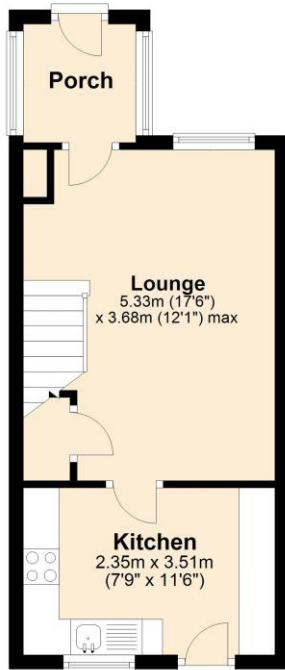
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services,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





Floorplan

Ground Floor
Approx. 28.6 sq. metres (307.7 sq. feet)



First Floor
Approx. 27.6 sq. metres (296.9 sq. feet)



Total area: approx. 56.2 sq. metres (604.6 sq. feet)

EPC Graph (full EPC available on request)



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