



Mitchell Street, Crawcrook, Ryton

£120,000 Offers in Excess Of

MICHELLE ROPER

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Mitchell Street

Crawcrook, Ryton, NE40 4HD

Newly renovated and beautifully presented 2 Bedroom Terraced House on Mitchell Street in the ever popular location of Crawcrook, Ryton.

Situated on a pedestrianised street and enjoying enclosed private gardens to front and rear.

The property briefly comprises of Entrance Hall, Lounge, Kitchen/Breakfast Room and ground floor Shower room. First Floor offering Landing, Master Bedroom and Bedroom 2.

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £120,000 Offers in Excess Of



Accommodation

Entrance Hall

Through the composite front door we enter into the Hall. Ahead a carpeted staircase provides access to the first floor accommodation. To the right an arch opening leads to spacious Lounge.

Lounge

Situated to the front of the property is the spacious Lounge, featuring a double glazed window to front elevation. Ahead a door provides access to the Kitchen and to the left of this is the door leading to ground floor Shower room. The Lounge offers under-stair storage and features a double radiator and newly laid carpet underfoot.



Accommodation

Kitchen / Breakfast Room

The Kitchen/Breakfast Room is the perfect space for entertaining. The Kitchen benefits from a range of high gloss wall and base units with complimentary chrome handles and ovetop worksurfaces leading to a black inset 1.5 bowl sink with single drainer and mixer tap. Integrated appliances include brand new electric oven and hob with overhead LED lit extractor hood, the room has space to house a freestanding fridge freezer and is plumbed for automatic washing machine. The room is accommodating of a dining table and features a double glazed window to rear elevation. A door provides access to the private rear yard ideal for out door dining, adjacent to the Kitchen. Other features include newly installed Boiler, double radiator and newly laid Luxury Vinyl wood effect flooring underfoot.



Accommodation

First Floor Landing

The landing provides access to Master Bedroom and Bedroom 2. A double glazed window looks to rear elevation and features newly laid carpet underfoot.

Master Bedroom

Situated to the front of the property is the Master Bedroom. A double glazed window looks to front elevation and the room features a single radiator. The room is accommodating of wardrobe and drawers and benefits from newly laid carpet underfoot.

Bedroom 2

Bedroom 2 is situated to the rear of the property and benefits from a double glazed window to rear elevation. The room features a single radiator and newly laid carpet underfoot.



Accommodation

Shower-room

The Shower-room consists of a white three piece suite comprising of glass shower enclosure with overhead power shower, Vanity wash hand basin with wall mounted mirrored cupboard above and low level WC. An opaque double glazed window looks to rear elevation and the room features a chrome heated towel radiator, uPVC cladding to walls and ceiling and complimentary Luxury Vinyl Tiles (LVT) underfoot.

Externally

The property enjoys a private garden to front with paved pathway leading to front entrance, to the right of which is laid mainly to gravel, the low maintenance front garden looks out to a pedestrianised pathway and enjoys a walled and fenced boundary.

To the rear is a private yard with fenced boundary. Tiered and beautifully paved to create space for outdoor dining/entertaining. A gate provides access to rear lane. The yard is accessible via the Kitchen.



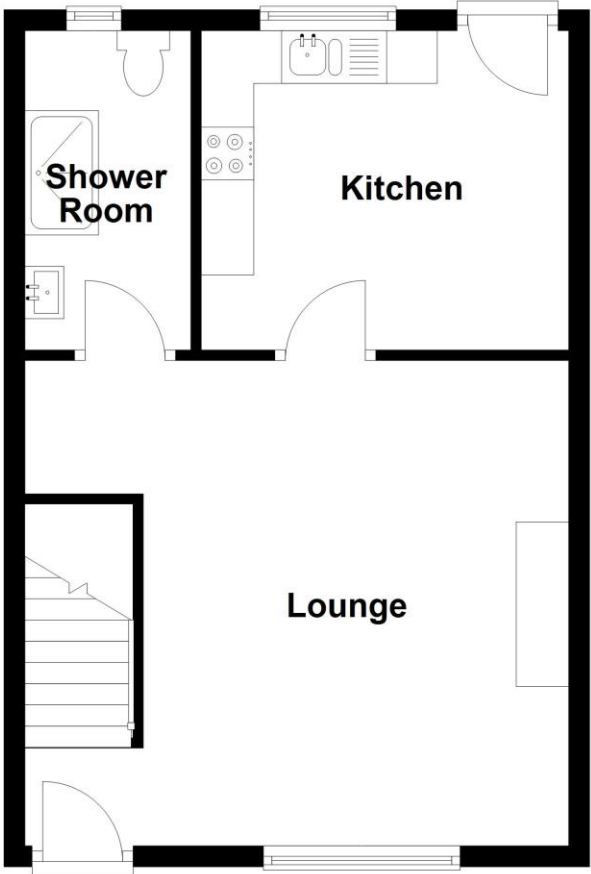
Floor Plan & EPC

Approximate Gross Internal Area

Ground Floor	40.0 sq. metres / 430.7sq. feet
First Floor	23.1 sq. metres / 249.0 sq. feet
Total	63.1 sq. metres / 679.7sq. feet

Ground Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



First Floor

Approx. 23.1 sq. metres (249.0 sq. feet)



Total area: approx. 63.1 sq. metres (679.7 sq. feet)



Local Authority
Gateshead Borough Council

Council Tax
Band A

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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