

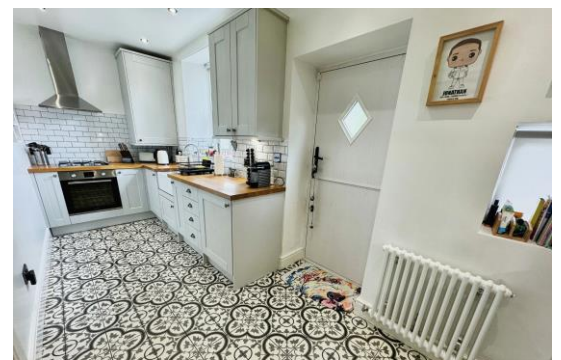


Eleanor Terrace

Crawcrook

- Mid Terrace House
- Two Bedrooms
- Lounge/Dining
- Kitchen
- Rear Yard

£ 150,000



ROOK
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4 Eleanor Terrace

Crawcrook, NE40 3UF

WELCOME TO THIS CHARMING TERRACED PROPERTY, WHICH IS UP FOR SALE AND IN IMMACULATE CONDITION. IT'S THE PERFECT HAVEN FOR COUPLES LOOKING FOR A PEACEFUL PLACE TO CALL HOME, WITH EASY ACCESS TO PUBLIC TRANSPORT LINKS AND LOVELY WALKING ROUTES RIGHT AT YOUR DOORSTEP.

STEP INSIDE AND YOU'LL BE GREETED BY THE INVITING RECEPTION ROOM, A COSY SPACE FILLED WITH NATURAL LIGHT THANKS TO LARGE WINDOWS. THE WOOD FLOORS ADD A TOUCH OF RUSTIC CHARM, WHILE THE BUILT-IN STORAGE ENSURES YOU'LL HAVE PLENTY OF ROOM TO KEEP YOUR BELONGINGS ORGANISED. THE PIÈCE DE RÉSIANCE IS THE LOVELY INGLENOK FIREPLACE, COMPLETE WITH A LOG BURNER - JUST IMAGINE SNUGGLING UP HERE ON A COLD WINTER'S NIGHT.

THE HOUSE BOASTS A MODERN KITCHEN, RECENTLY REFURBISHED WITH HANDSOME WOOD COUNTERTOPS THAT GIVE A WARM AND HOMEMY FEEL. THIS IS A SPACE WHERE YOU CAN TRULY ENJOY COOKING UP A STORM.

THE PROPERTY FEATURES TWO DOUBLE BEDROOMS, BOTH GENEROUSLY SIZED AND FILLED WITH NATURAL LIGHT. THE FIRST BEDROOM COMES WITH BUILT-IN STORAGE, PROVIDING AMPLE STORAGE SPACE FOR ALL YOUR CLOTHING AND ESSENTIALS.

THE BATHROOM IS A TRANQUIL SPACE TO UNWIND, COMPLETE WITH A HEATED TOWEL RAIL FOR THAT TOUCH OF LUXURY.

TO THE REAR OF THE PROPERTY, YOU'LL FIND AN ENCLOSED YARD, A PERFECT SPOT FOR ENJOYING A MORNING COFFEE OR AN EVENING DRINK.

THIS PROPERTY IS A HIDDEN GEM, OFFERING A BLEND OF MODERN COMFORTS AND TRADITIONAL CHARM. IT'S READY AND WAITING FOR YOU TO MOVE IN AND MAKE IT YOUR OWN.

The accommodation:

Entrance:

Composite door to hallway.

Lounge: 18'4" 5.59m into alcove x 14'1" 4.29m

Double glazed sash windows to the front, storage in alcoves, Inglenook with log burner, solid wood flooring, dining space and radiator.

Kitchen: 18'4" 5.59m x 6'1" 1.85m

Composite door to the yard, UPVC sash window, UPVC window, fitted with a range of matching wall and base units with solid wood work surfaces above incorporating Belfast sink unit, tiled splashbacks, tiled floor and radiator.

First Floor Landing:

Loft access.

Bedroom One: 14'1" 4.29m into alcove x 11'4" 3.45m

Double glazed sash window to the front, storage and radiator.

Bedroom Two: 9'9" 2.97m into alcove x 9'3" 2.82m

Double glazed sash window and radiator.

Bathroom:

Double glazed sash window, bath with shower over, low level wc, pedestal wash hand basin, part tiled and heated towel rail.

Externally:

There is a yard to the rear. There is a garden to the front which is available to rent annually at an extra charge.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

RY0006797.VS.EW.02.05.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

