



## Emma View

Crawcrook

- Mid Terrace House
- Two Bedrooms
- Bullet
- Bullet
- No Onward Chain

**OIEO £ 115,000**



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ROOK  
MATTHEWS  
SAYER

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# 7 Emma View

Crawcrook, NE40 4DH

FOR SALE IS THIS CHARMING TERRACED PROPERTY IN GOOD CONDITION, PERFECTLY SUITED FOR COUPLES. THE HOME IS CONVENIENTLY LOCATED CLOSE TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES, MAKING IT THE PERFECT HUB FOR YOUR DAILY OUTINGS.

THE PROPERTY BOASTS A SPACIOUS FLOOR PLAN WITH A RECEPTION ROOMS, A KITCHEN, TWO BEDROOMS, AND A BATHROOM. THE RECEPTION ROOM IS ADORNED WITH LARGE WINDOWS, ALLOWING AMPLE NATURAL LIGHT TO FLOOD THE SPACE, ACCENTUATED BY A FEATURE INGLENOOK ADDING A TOUCH OF TRADITIONAL CHARM.

THE KITCHEN IS DESIGNED WITH FUNCTIONALITY IN MIND, OFFERING AMPLE SPACE FOR DINING. THIS MAKES IT AN IDEAL SPACE WHERE YOU CAN ENJOY MEALS WITH YOUR LOVED ONES OR ENTERTAIN GUESTS.

MOVING ON TO THE BEDROOMS, BOTH ROOMS ARE GENEROUSLY PROPORTIONED AND FEATURE DOUBLE BEDS, ENSURING A COMFORTABLE NIGHT'S SLEEP. THE FIRST BEDROOM ALSO BENEFITS FROM BUILT-IN STORAGE, PROVIDING A PRACTICAL SOLUTION FOR YOUR STORAGE NEEDS.

THE BATHROOM IS LARGE AND WELL-MAINTAINED, OFFERING A TRANQUIL SPACE WHERE YOU CAN RELAX AND UNWIND AFTER A LONG DAY.

EXTERNALLY, THE PROPERTY OFFERS A REAR YARD AND A FRONT GARDEN, PROVIDING OUTDOOR SPACE WHERE YOU CAN ENJOY THE FRESH AIR AND SUNSHINE.

#### Entrance

UPVC door to front of property

#### Living Room 13'05" 4.09m into alcove x 12'11" 3.94m

UPVC window, radiator and an Inglenook fireplace

#### Kitchen 17'05" 5.31m x 7'07" 2.31m

Wall and base units, integrated gas hob and electric oven. Stainless Steel sink and drain unit and plumbing for washing machine. There is additional storage aswell as a radiator, a UPVC window and a UPVC door

#### Stairs to landing

#### Bedroom 1 14'03" 4.34m into alcove x 9'09" 2.97m

2 UPVC windows with radiator and storage facilities

#### Bedroom 2 8'06" 2.59m max x 11'00" 3.35m

UPVC window with a radiator

#### Bathroom

This bathroom is part tiled with a bath and a shower, basin and a UWC. Heated towel rail as well as a UPVC window and storage.

#### External

Front garden and rear yard with dropped kerb for parking

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: STREET PARKING

#### 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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	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

