



Chamberlain Street Crawcrook

- Mid Terrace House
- Four Bedrooms
- Two Reception Rooms
- Shower Room & Bathroom
- Front Garden & Rear Yard

£ 230,000



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14 Chamberlain Street

Crawcrook, NE40 4TX

STEP INTO THIS IMMACULATE TERRACED PROPERTY THAT IS CURRENTLY LISTED FOR SALE. IDEAL FOR FAMILIES AND COUPLES ALIKE, THIS RESIDENCE BOASTS FOUR BEDROOMS, TWO RECEPTION ROOMS, TWO BATHROOMS, AND A KITCHEN. UPON ENTRY, YOU ARE GREETED BY TWO RECEPTION ROOMS. THE FIRST RECEPTION ROOM IS A COZY SPACE, COMPLETE WITH A STUNNING FIREPLACES. THE SECOND RECEPTION ROOM IS AN OPEN-PLAN SPACE, A FEATURE THAT OFFERS A VERSATILE AREA FOR ANY OCCASION.

THE PROPERTY HOUSES A TOTAL OF FOUR BEDROOMS. BEDROOM ONE IS A DOUBLE ROOM BATHED IN NATURAL LIGHT, PROVIDING A WELCOMING ATMOSPHERE. BEDROOM TWO, ALSO A DOUBLE ROOM, OFFERS AMPLE SPACE FOR RELAXATION. BEDROOM THREE IS A SINGLE ROOM, PERFECT AS A GUEST ROOM OR HOME OFFICE. THE FOURTH BEDROOM IS A DOUBLE LOFT CONVERSION, PROVIDING AN AIRY, SPACIOUS AREA WITH A UNIQUE TOUCH.

THE PROPERTY ALSO FEATURES TWO BATHROOMS; THE FIRST BATHROOM FEATURES A LUXURIOUS FREE-STANDING BATH, GREAT FOR UNWINDING AT THE END OF THE DAY, AND THE SECOND IS A PRACTICAL SHOWER ROOM.

THE HEART OF THE HOME IS THE KITCHEN, COMPLETE WITH NATURAL LIGHT AND DINING SPACE. THIS ROOM BOASTS WOOD COUNTERTOPS, ADDING A RUSTIC CHARM TO THE HOME.

ADDED OUTDOOR FEATURES INCLUDE A FRONT PATIO AREA AND A REAR YARD WITH STORAGE SPACE, PERFECT FOR THOSE SUMMER BARBECUES. THE LOCATION IS HIGHLY DESIRABLE WITH EASY ACCESS TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES, MAKING EVERYDAY LIFE EASIER. THIS PROPERTY IS SURE TO IMPRESS WITH ITS BLEND OF MODERN AND TRADITIONAL FEATURES.

Entrance:
UPVC door to the front, wooden door to hallway, solid wood flooring and radiator.

Lounge: 13'8" 4.17m into alcove x 11'5" 3.48m
UPVC window, fireplace with surround, solid wood floor and doors to;

Dining Room: 13'10" 4.22m into alcove x 12'6" 3.81m
Storage under stairs, solid wood floor, radiator ad semi open plan to;

Kitchen: 16'3" 4.95m x 12'0" 3.66m
UPVC window, fitted with a range of matching wall and solid wood base units with work surfaces above incorporating one and a half bowl sink unit with drainer, tiled splash backs, Range cooker, plumbed for dishwasher, tiled floor and radiator.

Utility Room:
UPVC door to the rear and plumbed for washing machine.

Shower Room:
UPVC window, shower, low level wc, wash hand basin, fully tiled and heated towel rail.

First Floor Landing:

Bedroom One: 11'9" 3.58m x 10'10" 3.30m into alcove
UPVC window, solid wood flooring and radiator.

Bedroom Two: 12'5" 3.78m x 10'2" 3.10m into alcove
UPVC window, solid wood flooring and radiator.

Bedroom Three: 12'6" 3.81m into recess x 6'0" 1.83m
UPVC window, solid wood flooring and radiator.

Bathroom:
UPVC window, free standing bath, low level wc, wash hand basin, fully tiled and radiator.

Second Floor Landing:
Skylight.

Bedroom Four: 16'4" 4.98m x 10'7" 3.22m
UPVC window, skylight and two radiators.

Externally:
There is a paved garden to the front and a rear yard with storage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: ALLOCATED PARKING SPACE

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: B

EPC RATING: D

RY0006844.VS.EW.13.06.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		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.

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