



Tilley Crescent Crawcrook

- Semi Detached House
- Three Bedrooms
- Ground Floor WC
- En Suite to Master Bedroom
- Double Driveway & Rear Garden

£ 230,000



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3 Tilley Crescent

Crawcrook, NE40 4FE

PRESENTING A SEMI-DETACHED PROPERTY THAT IS CURRENTLY LISTED FOR SALE. THIS HOME IS IN GOOD CONDITION AND LOCATED IN A SOUGHT-AFTER LOCATION, WITHIN A STRONG LOCAL COMMUNITY. THE PROPERTY IS IDEAL FOR BOTH FAMILIES AND COUPLES.

THE HEART OF THE HOME IS A WELL-APPOINTED KITCHEN, FITTED WITH MODERN APPLIANCES, AND OFFERING BOTH DINING SPACE AND BI-FOLD DOORS. THIS IS ONE OF THE MANY FEATURES THAT MAKE THIS PROPERTY TRULY SPECIAL.

THE HOUSE BOASTS THREE BEDROOMS. THE FIRST IS A SPACIOUS DOUBLE WITH THE LUXURY OF AN EN-SUITE, PROVIDING A PRIVATE AND COMFORTABLE SPACE. THE SECOND BEDROOM COMES WITH BUILT-IN WARDROBES, MAXIMISING THE AVAILABLE SPACE AND PROVIDING EXCELLENT STORAGE OPTIONS.

THE PROPERTY ALSO BENEFITS FROM A SINGLE RECEPTION ROOM, PERFECT FOR HOSTING GUESTS OR SPENDING QUALITY FAMILY TIME. IT'S AN IDEAL SPACE TO UNWIND AFTER A LONG DAY.

ANOTHER SIGNIFICANT BENEFIT OF THIS PROPERTY IS THE ALLOCATED PARKING, PROVIDING ADDED CONVENIENCE AND PEACE OF MIND.

THIS HOME TRULY CATERES TO A VARIETY OF NEEDS, WHETHER YOU'RE A GROWING FAMILY NEEDING SPACE, A COUPLE LOOKING FOR A COMFORTABLE ABODE, OR EVEN INDIVIDUALS SEEKING A PEACEFUL AND FRIENDLY COMMUNITY. A VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE WHAT THIS PROPERTY HAS TO OFFER.

The accommodation:

Entrance:

Composite door to the front, storage and radiator.

Lounge: 15'10" 4.83m x 11'6" 3.51m

UPVC window and radiator.

WC:

Low level wc, wash hand basin, part tiled and radiator.

Kitchen: 16'6" 5.03m x 9'1" 2.77m

UPVC window, Bi folding doors to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated oven, grill, induction hob, integrated microwave, dishwasher, fridge freezer and radiator.

First Floor Landing:

Storage.

Bedroom One: 11'6" 3.51m x 10'8" 3.25m

UPVC window and radiator.

En Suite:

UPVC window, shower, low level wc, vanity wash hand basin, part tiled and heated towel rail.

Bedroom Two: 9'2" 2.79m x 7'2" 2.18m plus robes

UPVC window, fitted wardrobes, dressing table and radiator.

Bedroom Three: 9'2" 2.79m x 7'0" 2.13m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath with shower over, low level wc, vanity wash hand basin, part tiled and heated towel rail.

Externally:

There is a double driveway tot eh front. To the rear there is a West facing garden.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE DRIVEWAY

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: C

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	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

