



Dale Street Crawcrook

- Mid Terrace House
- Two Bedrooms
- Rear Yard
- No Onward Chain
- Ideal Investment

£ 80,000



ROOK
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4 Dale Street

Crawcrook, NE40 4NL

THIS TERRACED PROPERTY, CURRENTLY LISTED FOR SALE, IS IN GOOD CONDITION AND READY FOR IMMEDIATE OCCUPANCY. FOUND IN A HIGHLY CONVENIENT LOCATION, IT IS IDEALLY SITUATED WITH EXCELLENT PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES NEARBY, MAKING IT AN IDEAL HOME FOR COUPLES.

THE HOUSE BOASTS A RECEPTION ROOM WITH LARGE WINDOWS THAT LET IN AN ABUNDANCE OF NATURAL LIGHT, CREATING A WARM AND WELCOMING ENVIRONMENT. IT SERVES AS A PERFECT SPACE FOR RELAXATION OR ENTERTAINING GUESTS.

THE PROPERTY CONSISTS OF TWO BEDROOMS, BOTH OF WHICH ARE DOUBLE-SIZED. THE MASTER BEDROOM COMES WITH BUILT-IN WARDROBES, OFFERING AMPLE STORAGE SPACE. THE SECOND BEDROOM IS EQUALLY SPACIOUS, PROVIDING AMPLE ROOM FOR COMFORT AND RELAXATION.

ANOTHER NOTABLE FEATURE OF THIS HOUSE IS ITS KITCHEN. IT COMES WITH A DINING SPACE, PERFECT FOR ENJOYING HOME-COOKED MEALS. THE KITCHEN IS WELL-EQUIPPED AND HAS BEEN MAINTAINED IN GOOD CONDITION, READY TO INSPIRE YOUR CULINARY ADVENTURES.

THE PROPERTY ALSO COMES WITH ONE BATHROOM AND IS SOLD WITH NO ONWARD CHAIN. IT OFFERS ON-STREET PARKING, ENSURING THAT YOUR VEHICLE IS SAFELY PARKED CLOSE TO HOME.

The accommodation:

Entrance:
UPVC door to the front and radiator.

Lounge: 12'0" x 3.66m into alcove x 11'1" x 3.38m
UPVC window, under stairs storage and radiator.

Kitchen: 13'10" x 4.22m x 8'11" x 2.72m
UPVC window and door, 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 electric hob and oven, plumbed for washing machine and radiator.

First Floor Landing:

Bedroom One: 11'2" x 3.40m x 10'7" x 3.22m
UPVC window, storage and radiator.

Bedroom Two: 10'0" x 3.05m x 9'2" x 2.79m
UPVC window and radiator.

Bathroom wc:
UPVC window, bath, low level wc, wash hand basin and radiator.

Externally:
There is a yard to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: UNKNOWN
Mobile Signal Coverage Blackspot: YES
Parking: STREET PARKING

MINING

The property is 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		91 B
69-80	C	70 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

