



Rosedale Road

Crawcrook

- Detached House
- Three Bedrooms
- Garage Conversion
- Driveway
- Garden

£ 275,000



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13 Rosedale Road

Crawcrook, NE40 4UN

ON THE MARKET IS THIS IMMACULATE, DETACHED HOUSE, EXTENDED AND LOCATED IN A SOUGHT-AFTER LOCATION. THE PROPERTY IS IN CLOSE PROXIMITY TO LOCAL SCHOOLS AND AMENITIES, MAKING IT AN IDEAL HOME FOR FAMILIES. THE HOUSE IS NESTLED IN A QUIET CUL-DE-SAC, PROVIDING A TRANQUIL LIVING ENVIRONMENT AWAY FROM THE HUSTLE AND BUSTLE.

THE PROPERTY BOASTS THREE BEDROOMS; TWO DOUBLES AND A SINGLE ROOM, ALL OF WHICH BENEFIT FROM BUILT-IN WARDROBES, PROVIDING AMPLE STORAGE SPACE. THE HOUSE ALSO FEATURES A CONTEMPORARY BATHROOM EQUIPPED WITH A SHOWER OVER THE BATH, CREATING A FRESH AND MODERN SPACE TO RELAX IN.

ON THE GROUND FLOOR, THE PROPERTY BOASTS TWO RECEPTION ROOMS. THE FIRST RECEPTION ROOM IS A WARM AND COSY SPACE FEATURING A LOG BURNER, PERFECT FOR THOSE CHILLY WINTER NIGHTS. THE SECOND RECEPTION ROOM ACTS AS A SNUG, OFFERING A QUIET SPACE FOR RELAXATION OR A DEDICATED AREA FOR CHILDREN'S PLAY.

THE HEART OF THE HOME IS UNDOUBTEDLY THE KITCHEN, THAT'S FILLED WITH NATURAL LIGHT AND FEATURES A DINING AREA, PERFECT FOR FAMILY MEALS OR ENTERTAINING GUESTS. FROM THE KITCHEN, DOORS OPEN TO THE WEST-FACING GARDEN, INVITING A SEAMLESS FLOW BETWEEN INDOOR AND OUTDOOR LIVING.

THE PROPERTY ALSO COMES WITH AMPLE OFF-STREET PARKING AND A DOWNSTAIRS WC. THESE FEATURES ADD TO THE FUNCTIONALITY AND CONVENIENCE OF THIS STUNNING HOME. THE WEST-FACING GARDEN IS IDEAL FOR SUMMER BBQS AND OUTDOOR ACTIVITIES, OFFERING A PERFECT SPACE FOR FAMILIES TO ENJOY.

THIS BEAUTIFUL HOME, WITH ITS PRISTINE CONDITION AND FANTASTIC LOCATION, IS TRULY A GEM WAITING TO BE DISCOVERED.

Entrance Hall:

Composite external door, under stairs storage and radiator.

WC;

UPVC window, low level wc, cabinet with wash hand basin and radiator.

Lounge: 19'10" 6.05m x 12'0" 3.66m

UPVC window, log burner and radiator.

Kitchen Diner: 26'6" 8.08m x 12'1" 3.68m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl composite sink and drainer, integrated cooker, integrated gas hob, integrated microwave, extractor hood and two radiators.

Garage Conversion/Snug/Utility Room: 19'5" 5.92m x 7'0" 2.13m

UPVC window, fitted with a range of wall units, plumbed for washing machine, loft hatch and radiator.

First Floor Landing:

UPVC window and storage.

Bedroom One: 10'7" 3.22m from robes x 9'5" 2.87m

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 9'5" 2.87m x 8'1" 2.46m from robes

UPVC window, fitted wardrobes and radiator.

Bedroom Three: 8'5" 2.57m x 8'3" 2.52m max

UPVC window, fitted wardrobes and radiator.

Bathroom wc:

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

Externally:

There is a block paved driveway to the front providing off street parking. To the rear there is a West facing lawned garden with a patio area.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: 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: C

RY00006804.VS.EW.08.04.2025.V.2.



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

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