



## Garden House Estate

### Crawcrook

- Semi Detached House
- Three Bedrooms
- Gardens
- Street Parking
- No Onward Chain

**OIEO £ 170,000**



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ROOK  
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SAYER

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# 66 Garden House Estate

## Crawcrook, NE40 4PR

THIS IMMACULATE SEMI-DETACHED HOUSE IS NOW AVAILABLE FOR SALE. A PERFECT OPPORTUNITY FOR FIRST-TIME BUYERS AND FAMILIES ALIKE, THIS PROPERTY HAS BEEN FULLY REFURBISHED, OFFERING A PRISTINE LIVING SPACE THAT'S READY TO MOVE INTO.

THE HOUSE BOASTS THREE BEDROOMS - TWO SPACIOUS DOUBLE ROOMS AND A COMFORTABLE SINGLE ROOM. EACH BEDROOM HAS BEEN TASTEFULLY DECORATED, PROVIDING A WARM AND WELCOMING ENVIRONMENT. THE PROPERTY ALSO FEATURES A NEWLY FITTED BATHROOM, COMPLETE WITH A SEPARATE BATH AND SHOWER, OFFERING BOTH PRACTICALITY AND LUXURY IN ONE GO.

AT THE HEART OF THE HOUSE IS A MODERN KITCHEN, WHICH HAS ALSO BEEN NEWLY FITTED. IT COMES WITH A UTILITY ROOM AND A DINING SPACE, PERFECT FOR FAMILY MEALS OR ENTERTAINING GUESTS. THE KITCHEN'S SLEEK DESIGN AND FUNCTIONAL LAYOUT MAKE IT A JOY TO COOK IN.

ADDING TO THE HOUSE'S CHARM IS A COSY RECEPTION ROOM. THIS SPACE IS PERFECT FOR RELAXING AFTER A LONG DAY OR HOSTING GUESTS. THE ROOM'S LARGE WINDOWS ALSO ENSURE PLENTY OF NATURAL LIGHT, ADDING TO THE OVERALL BRIGHT AND AIRY FEEL OF THE HOUSE.

SITUATED ON A CORNER PLOT, THE PROPERTY IS FURTHER ENHANCED BY GARDENS ON THREE SIDES, PROVIDING AMPLE OUTDOOR SPACE FOR ENJOYMENT AND RELAXATION. GIVEN ITS LOCATION, THE HOUSE ALSO BENEFITS FROM BEING NEAR LOCAL AMENITIES AND SCHOOLS.

IF YOU'RE LOOKING FOR A WELL-LOCATED, BEAUTIFULLY REFURBISHED AND FAMILY-FRIENDLY HOME, THIS PROPERTY TICKS ALL THE BOXES.

#### Entrance:

Composite external door, stairs to first floor, UPVC window, under stairs storage and radiator.

Lounge: 12'6" 3.81m into alcove x 11'11" 3.63m

UPVC window, wall mounted electric fire and radiator.

Kitchen Diner: 19'4" 5.89m x 10'5" 3.18m

UPVC double 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, microwave, integrated dishwasher, integrated fridge, storage and door to;

#### Utility Room:

UPVC door to the side, UPVC window plumbed for washing machine and radiator.

#### First Floor Landing:

UPVC window.

Bedroom One: 12'0" 3.66m x 10'10" 3.30m into alcove

UPVC window and radiator.

Bedroom Two: 10'7" 3.22m x 10'5" 3.18m

UPVC window and radiator.

Bedroom Three: 8'5" 2.57m x 8'2" 2.48m

UPVC window and radiator.

#### Bathroom wc:

Two UPVC windows, bath, shower cubicle, low level wc, pedestal wash hand basin, tiled floor and fully clad.

#### Externally:

There are gardens to all three sides of the property.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO PREMISES

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.

#### Agents Note:

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

COUNCIL TAX BAND: A

EPC RATING: C

RY00007080.VS.EW.09.04.2025.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 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

