



Garden House Estate

Crawcrook

- Semi Detached House
- Two Bedrooms
- On Street Parking
- Front & Rear Gardens
- Viewing Advised

OIEO £ 140,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

122 Garden House Estate

Crawcrook, NE40 4PU

THIS SEMI-DETACHED HOUSE, CURRENTLY LISTED FOR SALE, IS IN GOOD CONDITION AND PRESENTS AN IDEAL PURCHASE FOR FIRST-TIME BUYERS OR FAMILIES. THE PROPERTY IS SITUATED IN A LOCATION THAT BENEFITS FROM NEARBY SCHOOLS, LOCAL AMENITIES, AND WALKING ROUTES, PROVIDING A BALANCE BETWEEN CONVENIENCE AND ENJOYMENT OF THE OUTDOORS.

THE HOUSE OFFERS TWO BEDROOMS, A BATHROOM, A KITCHEN AND A RECEPTION ROOM. BOTH BEDROOMS ARE OF A GENEROUS DOUBLE SIZE, WITH THE PRIMARY BEDROOM BOASTING BUILT-IN WARDROBES. THE FAMILY BATHROOM IS WELL-APPOINTED WITH A PRACTICAL SHOWER OVER THE BATH.

THE KITCHEN, FILLED WITH NATURAL LIGHT, CREATES A PLEASANT ENVIRONMENT FOR COOKING. THE RECEPTION ROOM COMPLEMENTS THE REST OF THE PROPERTY, FEATURING ACCESS TO AN ENCLOSED REAR GARDEN AND A COSY LOG BURNER, PERFECT FOR CHILLY EVENINGS.

ONE OF THE KEY HIGHLIGHTS OF THIS PROPERTY IS ITS FAR-REACHING VIEWS, FROM THE REAR OF THE PROPERTY. THE GARDEN IS A FANTASTIC SPACE THAT OFFERS POTENTIAL FOR ALFRESCO DINING OR SIMPLY ENJOYING A CUP OF COFFEE ON A SUNNY MORNING.

IN SUMMARY, THIS PROPERTY PROVIDES A WELCOMING ENVIRONMENT, WITH ITS WELL-PROPORTIONED ROOMS AND OUTDOOR SPACE. THE BALANCE OF PRACTICAL FEATURES SUCH AS THE BUILT-IN WARDROBES AND THE LOG BURNER, COUPLED WITH THE PLEASANT SURROUNDINGS, MAKE IT A PROMISING CHOICE FOR ANYONE LOOKING TO SETTLE IN A FRIENDLY NEIGHBOURHOOD.

Porch:
Composite door front and UPVC window.

Hall:
UPVC window and radiator.

Lounge: 19'6" x 5.94 x 10'11" x 3.33m
UPVC French doors to the rear, UPVC window, log burner with surround and two radiators.

Kitchen: 11'0" x 3.35m x 8'2" x 2.48m
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 gas hob, electric oven, tiled splash backs and radiator.

First Floor Landing:
UPVC window and storage.

Bedroom One: 12'6" x 3.81m plus robes x 9'0" x 2.74m
Two UPVC windows, built in wardrobes with storage and radiator.

Bedroom Two: 10'3" x 3.12m x 10'3" x 3.12m
UPVC window and radiator.

Bathroom:
UPVC window, bath with shower, low level wc, wash hand basin, fully clad and heated towel rail.

Externally:
There are gardens to the front and the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: ON 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

COUNCIL TAX BAND: A

EPC RATING: D

RY00007150.VS.EW.02.06.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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

