



Croft View | Crawcrook | NE40 4HF

£130,000



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IDEAL FIRST BUY

DINING KITCHEN

BRIGHT RECEPTION ROOM

WELL PRESENTED

FRONT PAVED GARDEN

DOUBLE MASTER BEDROOM

MODERN SHOWER ROOM

STORAGE THROUGHOUT

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THIS IMMACULATELY PRESENTED TWO-BEDROOM TERRACED HOUSE IS OFFERED FOR SALE IN CRAWCROOK, AND WILL APPEAL TO FIRST TIME BUYERS AND INVESTORS. THE PROPERTY PROVIDES A PRACTICAL LAYOUT WITH A GREAT SIZE RECEPTION ROOM, A KITCHEN WITH DINING SPACE, A MODERN SHOWER ROOM AND AN ENCLOSED YARD. THERE IS A GOOD AMOUNT OF VERY HANDY BUILT-IN STORAGE THROUGHOUT THIS HOME. THE RECEPTION ROOM FEATURES A LARGE WINDOW, ALLOWING GOOD NATURAL LIGHT, AND DIRECT ACCESS TO THE YARD, CREATING A USEFUL INDOOR-OUTDOOR CONNECTION. THE KITCHEN ACCOMMODATES A DINING AREA, OFFERING SPACE FOR EVERYDAY MEALS. UPSTAIRS, THERE IS ONE DOUBLE BEDROOM AND A SINGLE BEDROOM WITH BUILT-IN WARDROBES, PROVIDING INTEGRATED STORAGE. THE MODERN SHOWER ROOM SERVES THE FIRST FLOOR. CRAWCROOK OFFERS A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES ALONG THE MAIN STREET, WITH FURTHER FACILITIES AVAILABLE IN NEARBY RYTON AND PRUDHOE. THE AREA IS ALSO KNOWN FOR ACCESS TO NEARBY SCHOOLS, MAKING IT CONVENIENT FOR HOUSEHOLDS LOOKING TO BE CLOSE TO EDUCATIONAL PROVISION. LOCAL GREEN SPACES AND RIVERSIDE WALKS ALONG THE TYNE VALLEY ARE WITHIN EASY REACH FOR RECREATION. PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA NEARBY BUS SERVICES, PROVIDING ROUTES TOWARDS NEWCASTLE UPON TYNE, RYTON AND PRUDHOE. RAIL CONNECTIONS CAN BE ACCESSED AT WYLAM OR BLAYDON STATION, OFFERING SERVICES TOWARDS NEWCASTLE AND CARLISLE; JOURNEY TIMES TO NEWCASTLE ARE TYPICALLY AROUND 15-20 MINUTES BY TRAIN FROM THESE STATIONS, SUBJECT TO TIMETABLE. ROAD LINKS VIA THE A695 AND A1 PROVIDE FURTHER CONNECTIONS ACROSS TYNESIDE AND THE WIDER REGION.

The accommodation:

Lounge: 15'11" 4.85m into alcove x 14'4" 4.37m
Double glazed window to the front, electric fire, under stairs storage cupboard, stairs to first floor and radiator.

Kitchen: 15'4" 4.67m x 7'11" 2.41m
Double glazed UPVC door and double glazed window to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, electric oven, gas hob, plumbed for washing machine and dishwasher, radiator.

First Floor Landing:
Access to boarded loft with pull own ladder.

Bedroom One: 11'4" 3.45m plus recess x 10'10" 3.30m
Double glazed window to the front, storage cupboard and radiator.

Bedroom Two: 11'8" 3.56m x 7'9" 2.3m plus recess
Double glazed window to the rear, built in storage, boiler cupboard and radiator.

Bathroom: 6'7" 2.00m x 6'1" 1.85m
Double glazed window to the rear, walk in shower with screen, low level push button wc, floating vanity sink unit with mixer taps, extractor fan and radiator.

Externally:
There is a paved garden to the front and to the rear of the property there is a yard with access to the back lane.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE TO PREMISES
Mobile Signal Coverage Blackspot: No
Parking: DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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