



Horsley Avenue, Crawcrook, Tyne And Wear, NE40 4XQ

*****CHAIN FREE***** Well presented throughout, this impressive three bedroom link detached home has been immaculately maintained by the current owner and offers spacious and versatile accommodation, ideal for a variety of buyers. The ground floor comprises an entrance porch, open-plan lounge/dining room, additional reception room, spacious kitchen/breakfast room, useful utility room and W/C. To the first floor are three well proportioned bedrooms, together with a beautifully presented shower room with W/C. Externally, the property benefits from a stunning rear garden, featuring a variety of mature trees and shrubs, a low maintenance artificial lawn and a composite raised decking area, providing an excellent space for outdoor entertaining and relaxation. To the front is a driveway providing access to the attached garage, with further parking available on the street. A viewing is highly recommended to fully appreciate the generous accommodation, attractive gardens and all that this lovely home has to offer. Awaiting EPC rating.



*****CHAIN FREE*****

Well Presented

Link Detached Family Home

Driveway, Garage & Gardens

Three Bedrooms

Awaiting EPC Rating

Offers Over £210,000

Lounge area 18' 5" x 13' 9" (5.62m x 4.18m)
Under stairs storage cupboard, built in cupboard.

Dining area 9' 3" x 8' 5" (2.83m x 2.56m)

Reception room 7' 11" x 7' 11" (2.42m x 2.41m)

Kitchen/Breakfast Room 17' 4" x 9' 11" (5.29m x 3.03m) max
Fitted with a range of wall and base units, integrated double oven and hob. Breakfast bar.

Utility room 8' 4" x 7' 4" (2.55m x 2.24m)
Bench with sink and cupboards, space for freestanding appliances (not included).

Ground floor W/C 6' 3" x 3' 5" (1.90m x 1.03m)
Wash basin, W/C.

Bedroom 1 11' 1" x 9' 7" (3.38m x 2.91m) max
Built in storage throughout.

Bedroom 2 9' 11" x 9' 7" (3.03m x 2.93m) max
Built in storage.

Bedroom 3 8' 7" x 8' 0" (2.61m x 2.44m) max
Built in cupboard.

Shower room W/C 8' 6" x 5' 5" (2.58m x 1.64m)
Fully tiled walk in shower, wash basin, W/C.

Garage 16' 9" x 7' 11" (5.11m x 2.41m)
Power, light and roller electric door.

Externally

Garden to front, driveway leading to attached garage. Further parking available on street. Lovely mature rear garden with a range of trees and shrubs, artificial lawn and composite raised decking area.

Additional information

Council tax band: C We understand this property is freehold. The freehold title has recently been purchased and will be transferred to the new owner on completion. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





Floorplan



Total area: approx. 121.6 sq. metres (1308.8 sq. feet)

EPC Graph (full EPC available on request)

For more information please call **0191 414 1200** or email **info@livinglocalhomes.co.uk**

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