



Bywell Close | Crawcrook | NE40 4XD

OIRO £215,000



CORNER PLOT

THREE BEDROOMS

OPEN PLAN KITCHEN

DINING ROOM

UTILITY ROOM

EN SUITE

DRIVE & SMALL GARAGE

GARDENS

RMS | Rook
Matthews
Sayer

A VERY WELL PRESENTED, THREE BEDROOM EXTENDED FAMILY HOME SITUATED ON A CORNER PLOT WITHIN THIS POPULAR ESTATE IN CRAWCROOK.

THE PROPERTY IS IN GOOD CONDITION AND OFFERS TWO RECEPTION ROOMS. THE MAIN RECEPTION IS OPEN-PLAN WITH LARGE WINDOWS, PROVIDING A BRIGHT AND FLEXIBLE LIVING AND DINING AREA. A SECOND, SEPARATE RECEPTION ROOM OFFERS ADDITIONAL LIVING SPACE. THE OPEN-PLAN KITCHEN BENEFITS FROM NATURAL LIGHT AND LINKS WELL WITH THE MAIN LIVING AREA. THERE IS ALSO A USEFUL UTILITY ROOM, A SMALL GARAGE SUITABLE FOR STORAGE, AND A DRIVEWAY. TO THE REAR, AN ENCLOSED GARDEN PROVIDES AN OUTDOOR SPACE SUITABLE FOR EVERYDAY USE.

UPSTAIRS, THERE ARE THREE DOUBLE BEDROOMS. ONE BEDROOM INCLUDES AN EN-SUITE, WHILE ANOTHER FEATURES BUILT-IN WARDROBES. THE MAIN BATHROOM IS FITTED WITH A SHOWER OVER BATH.

CRAWCROOK'S VILLAGE CENTRE, WITH ITS SELECTION OF SHOPS, CAFÉS AND EVERYDAY SERVICES, IS ACCESSIBLE BY WALKING, CAR OR LOCAL BUS ROUTES. NEARBY GREEN SPACES, INCLUDING RYTON WILLOWS LOCAL NATURE RESERVE AND RIVERSIDE WALKING PATHS ALONG THE TYNE, OFFER A RANGE OF WALKING ROUTES. LOCAL SCHOOLS IN AND AROUND RYTON AND CRAWCROOK MAKE THE AREA PRACTICAL FOR FAMILIES.

PUBLIC TRANSPORT LINKS INCLUDE NEARBY BUS SERVICES CONNECTING RYTON WITH NEWCASTLE UPON TYNE AND SURROUNDING AREAS. THE CLOSEST MAINLINE RAIL SERVICES ARE AVAILABLE FROM STATIONS SUCH AS BLAYDON AND WYLAM, WHICH PROVIDE ROUTES INTO NEWCASTLE, CARLISLE AND BEYOND, WITH TYPICAL JOURNEY TIMES TO NEWCASTLE FROM AROUND 15-20 MINUTES BY TRAIN. ROAD LINKS GIVE ACCESS TO THE A1 AND WIDER TYNESIDE, SUPPORTING COMMUTING BY CAR.

The accommodation:

Porch:
Composite door to the front and UPVC window.

Lounge: 15'6" 4.72m x 14'10" 4.52m
Two UPVC windows, open plan to;

Kitchen: 15'2" 4.62m x 11'4" 3.45m max
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, gas hob and oven, integrated microwave, integrated fridge freezer, dishwasher and larder.

Dining Room: 19'10" 6.05m x 11'0" 3.35m
UPVC window and radiator.

Utility Room:
Fitted with wall and base units, plumbed for washing machine and fully clad.

Rear Porch:
Composite door to the garden.

First Floor Landing:
Loft access.

Bedroom One: 11'9" 3.58m x 11'4" 3.45m
UPVC window and radiator.

Bedroom Two: 12'10" 3.91m x 9'5" 2.87m
UPVC window, wardrobes and radiator.

En Suite:
Large walk in shower with Mira digital shower, low level wc, vanity wash hand basin, fully clad and heated towel rail.

Bedroom Three: 11'9" 3.58m x 9'5" 2.87m
Two UPVC windows, wardrobes and radiator.

Bathroom wc:
Bath with shower, low level wc, vanity wash hand basin, storage, fully tiled and radiator.

Externally:
There is a driveway to the front of the property providing off street parking. There are low maintenance gardens to all three sides of the property.

PRIMARY SERVICES SUPPLY

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

MINING

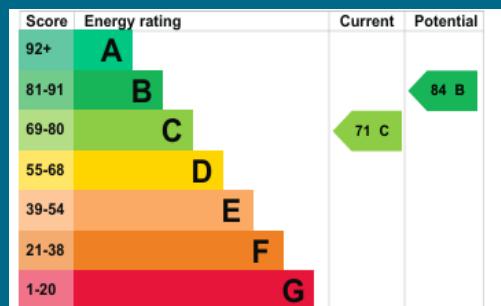
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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

RY00007366.VS.EW.02.02.2026.V.1.



T: 0191 4131313

ryton@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



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



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.

T: 0191 4131313

ryton@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer