



Clifford Gardens

Crawcrook

- Mid Terrace House
- Two Bedrooms
- Front Garden
- Rear Yard
- No Onward Chain

OIEO £110,000



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

ROOK
MATTHEWS
SAYER

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

15 Clifford Gardens

Crawcrook, NE40 4UB

THIS NEUTRALLY DECORATED TERRACED PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS AND INVESTORS. SITUATED CONVENIENTLY CLOSE TO PUBLIC TRANSPORT LINKS AND A RANGE OF LOCAL AMENITIES, THE HOME PROVIDES BOTH COMFORT AND ACCESSIBILITY.

THE GROUND FLOOR FEATURES A RECEPTION ROOM WITH A FIREPLACE, OFFERING A WELCOMING SPACE TO RELAX OR ENTERTAIN GUESTS. THE WELL-PROPORTIONED KITCHEN INCLUDES AMPLE DINING SPACE, IDEAL FOR SHARED MEALS AND SOCIAL GATHERINGS.

UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS. THE MASTER BEDROOM BENEFITS FROM BUILT-IN WARDROBES, PROVIDING PLENTY OF STORAGE. THE SECOND BEDROOM IS ALSO GENEROUSLY SIZED, MAKING IT SUITABLE FOR A VARIETY OF USES. THE BATHROOM COMPRISES A SHOWER OVER THE BATH, BLENDING PRACTICALITY WITH COMFORT.

EXTERNALLY, THE PROPERTY INCLUDES A FRONT GARDEN, CONTRIBUTING TO THE KERB APPEAL, WHILE A REAR YARD PROVIDES ADDITIONAL OUTDOOR SPACE TO SUIT A RANGE OF NEEDS. OFFERED WITH NO ONWARD CHAIN, THIS HOME SIMPLIFIES THE PURCHASE PROCESS AND IS READY FOR IMMEDIATE OCCUPATION.

OVERALL, THIS PROPERTY OFFERS FLEXIBLE ACCOMMODATION IN A WELL-CONNECTED LOCATION, MAKING IT A VERSATILE OPTION FOR A RANGE OF BUYERS.

The accommodation:

Entrance:
UPVC door and radiator.

Lounge: 19'2" 3.84m into alcove x 12'7" 3.84m into alcove
UPVC window, electric fire with surround and radiator.

Kitchen: 15'11" 4.85m x 7'7" 2.31m
UPVC window, UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating Range style cooker, plumbed for washing machine, dining space and radiator.

Rear Porch:
UPVC door to the yard.

First Floor Landing:

Bedroom One: 12'10" 3.91m x 12'9" 3.89m into alcoves
UPVC window, fitted wardrobes and radiator.

Bedroom Two: 12'8" 2.86m x 9'2" 2.79m
UPVC window and radiator.

Bathroom wc:
UPVC window, bath with shower, low level wc, wash hand basin and radiator.

Externally:
There is a garden to the front and a yard to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: OTHER
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

COUNCIL TAX BAND: A

EPC RATING: D

RY00007204.VS.EW.01.08.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 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

