



Lambton Close | Crawcrook | NE40 4UX

£140,000



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TERRACED HOUSE

TWO BEDROOMS

RESIDENTIAL CUL DE SAC

QUIET SETTING

MODERN KITCHEN

REAR GARDEN

OFF STREET PARKING

NO ONWARD CHAIN

RMS | Rook
Matthews
Sayer

FRESH AND READY TO MOVE INTO, IS THIS WELL-PROPORTIONED TWO-BEDROOM TERRACED HOUSE SET IN A RESIDENTIAL CUL-DE-SAC IN CRAWCROOK, RYTON, OFFERING A PRACTICAL LAYOUT, NEUTRAL DÉCOR AND PRIVATE OUTDOOR SPACE.

TO THE FRONT, A GARDEN LEADS TO THE ENTRANCE HALL, OPENING INTO A BRIGHT RECEPTION ROOM WITH FRONT WINDOW AND FEATURE FIREPLACE. THE OPEN STAIRCASE ADDS A SENSE OF SPACE AND LEADS TO THE FIRST FLOOR. AT THE REAR, A MODERN FITTED KITCHEN INCLUDES CONTEMPORARY WHITE UNITS, INTEGRATED OVEN AND HOB, AND WORKTOP SPACE WITH VIEWS OVER THE GARDEN, CREATING A FUNCTIONAL COOKING AND DINING AREA.

UPSTAIRS ARE TWO BEDROOMS, EACH WITH A PLEASANT OUTLOOK OVER EITHER THE FRONT OR REAR OF THE PROPERTY. THE BATHROOM IS FITTED WITH A WHITE THREE-PIECE SUITE INCLUDING SHOWER OVER BATH.

OUTSIDE, THE REAR GARDEN IS ENCLOSED WITH FENCING AND LAID MAINLY TO LOW-MAINTENANCE BARK WITH A CENTRAL PATH AND STORAGE SHED. TO THE BACK BOUNDARY, GATED ACCESS LEADS TO AN OFF-STREET PARKING AREA PROVIDING PRACTICAL DAY-TO-DAY CONVENIENCE.

CRAWCROOK OFFERS A GOOD RANGE OF VILLAGE AMENITIES INCLUDING LOCAL SHOPS, CAFÉS AND PUBS ON FRONT STREET. FAMILIES BENEFIT FROM ACCESS TO LOCAL PRIMARY AND SECONDARY SCHOOLS IN RYTON AND SURROUNDING AREAS. FOR RECREATION, NEARBY THORP ACADEMY PLAYING FIELDS AND PATHS DOWN TO THE RIVER TYNE PROVIDE OPPORTUNITIES FOR WALKING AND CYCLING.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA REGULAR BUS SERVICES TOWARDS NEWCASTLE, PRUDHOE AND HEXHAM. BY CAR, THE A695 CONNECTS TO THE A1 AND WIDER REGIONAL ROAD NETWORK, WITH NEWCASTLE CITY CENTRE TYPICALLY AROUND 25-30 MINUTES AWAY, MAKING THIS HOUSE A SUITABLE BASE FOR COMMUTERS SEEKING A VILLAGE SETTING.

The accommodation:

Lounge:

17'7" 5.36m x 11'11" 3.63m

Composite door to the front, double glazed UPVC window to the front, electric fire with surround, under stairs storage, radiator and door to;

Kitchen: 11'9" 3.58m x 7'10" 2.39m

Double glazed UPVC door to the rear garden, double glazed UPVC window to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, extractor hood and plumbed for washing machine.

First Floor Landing:

Loft access.

Bedroom One: 11'10" 3.61m x 9'3" 2.82m

Double glazed UPVC window to the front, coving to ceiling and radiator.

Bedroom Two: 11'10" 3.61m x 7'10" 2.39m

Double glazed UPVC window to the rear, storage cupboard and radiator.

Bathroom: 7'8" 2.34m x 5'4" 1.63m

Paneled bath with shower over, low level push button wc, pedestal wash hand basin and extractor fan.

Externally:

There is a garden to the front. To the rear of the property there is a low maintenance garden with patio and pathway leading to a driveway providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: BELIEVED TO BE VIRGIN MEDIA

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

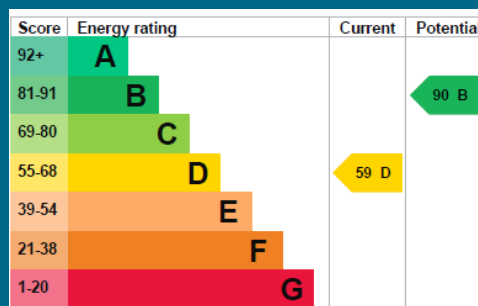
Agents Note:

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.

COUNCIL TAX BAND: A

EPC RATING: D

RY00007649.DG.EW.13.10.2026.V.1.



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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.

