



Garden House Estate, Crawcrook, Ryton

£175,000 Offers in Region Of

MICHELLE ROPER

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Garden House Estate

Crawcrook, Ryton,

Immaculately presented 3 Bedroom Semi-Detached Family Home on Garden House Estate, in the ever popular location of Crawcrook, Ryton.

The property briefly comprises of Porch, Entrance Hallway, Lounge, Dining room and Kitchen to the ground floor. First floor offers Master Bedroom, Bedrooms 2 & 3 and Family Shower-room.

Externally, the property offers off street parking via private gated driveway leading to single Garage. To the front a low maintenance garden sits to the right laid mainly to lawn and to the rear of the property the garden enjoys a private enclosed garden.

Cosmetically and aesthetically pleasing throughout, as the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £175,000 Offers in Region Of



Accommodation

Porch 1.09 m x 1.94 m

Through the front door we enter into the Porch, an ideal place to kick off shoes before heading into the main house. The Porch enjoys windows to side and front elevation. The room features a tile effect cushioned floor underfoot.

Entrance Hall 3.16 m x 1.94 m

From the Porch we lead into the Hall, Ahead to the left, an open, Oak and panelled, carpeted staircase leads to first floor accommodation. Ahead a door leads to the Kitchen. The Hall features a double radiator and wood floor underfoot.

Lounge 3.63 m x 3.84 m

Situated to the front of the property is the spacious Lounge. A double glazed window looks to front elevation underneath which sits a column radiator, the room features a central chimney breast between recessed alcoves, with floating mantle. The room benefits from a further column radiator, decorative panelling and carpet underfoot. A square archway leads to Dining Room.

Dining Room 3.22 m x 3.16 m

Situated to the rear of the property is the Dining room, the room benefits from a panelled feature wall and a double glazed window looks to rear elevation underneath which sits a column radiator. An oak and glass door leads to Kitchen and the room benefits from carpet underfoot



Accommodation

Kitchen 6.54 m x 2.18 m

Situated to the rear of the property is the Kitchen, featuring a range of Navy Shaker style wall and base units with chrome handles and marble effect work surfaces over-top. The Kitchen features integrated appliances including electric oven, grill and microwave, induction hob with over-head extractor hood. A double glazed window looks to side elevation, underneath which sits a ceramic 1.5 bowl inset sink with single drainer and extendable mixer tap. To the left a door provides access to the rear garden. A further double glazed window looks to rear elevation. The Kitchen features a vertical radiator, recessed spotlights to ceiling and wood floor underfoot.

Garage 5.58 m x 2.43 m

The spacious Garage is accessible via an up and over door to front from block paved driveway. To the rear of the garage is a single door providing access from private rear garden. The Garage features electrics and lighting.

Externally

To the front of the property is a low maintenance Lawned garden set to the right of the entrance door. To the left a block paved driveway leads to single garage.

To the rear there is a private enclosed garden, laid mainly to lawn with fenced boundary and mature shrub border. A patio area situated off the Kitchen provides an ideal space for outdoor dining.



Accommodation

First Floor Landing

First Floor landing leads to Master Bedroom, Bedroom 2 & 3 and Family Shower-room. A double glazed window looks to side elevation and the space features decorative panelling, loft access and carpet underfoot.

Master Bedroom 3.68 m x 2.75 m

Master Bedroom is a spacious double room situated to the front of the property. The room features panelled wardrobes creating a feature wall and effective storage. A double glazed window looks to front elevation underneath which sits a double radiator, the room features carpet underfoot.

Bedroom 2 3.21m x 3.15 m

Bedroom 2 is a spacious double room with double glazed window to rear elevation, the room features a double radiator and carpet underfoot.



Accommodation

Bedroom 3 2.58 m x 2.51 m

Bedroom 3 is situated to the front of the property, a double glazed window looks to front elevation underneath which sits a double radiator. The room features built in over-stair storage and carpet underfoot.

Family Shower-room 2.65 m x 2.24 m

The Family Shower-room is situated to the rear of the property, and consists of a white three piece suite comprising of glass shower enclosure with power shower, Victorian ceramic and chrome hand basin and low level WC. An opaque double glazed window looks to rear elevation and the room features a built in storage cupboard, recessed spotlighting to ceiling, a column style heated towel radiator and complimentary tile effect cushioned floor underfoot.



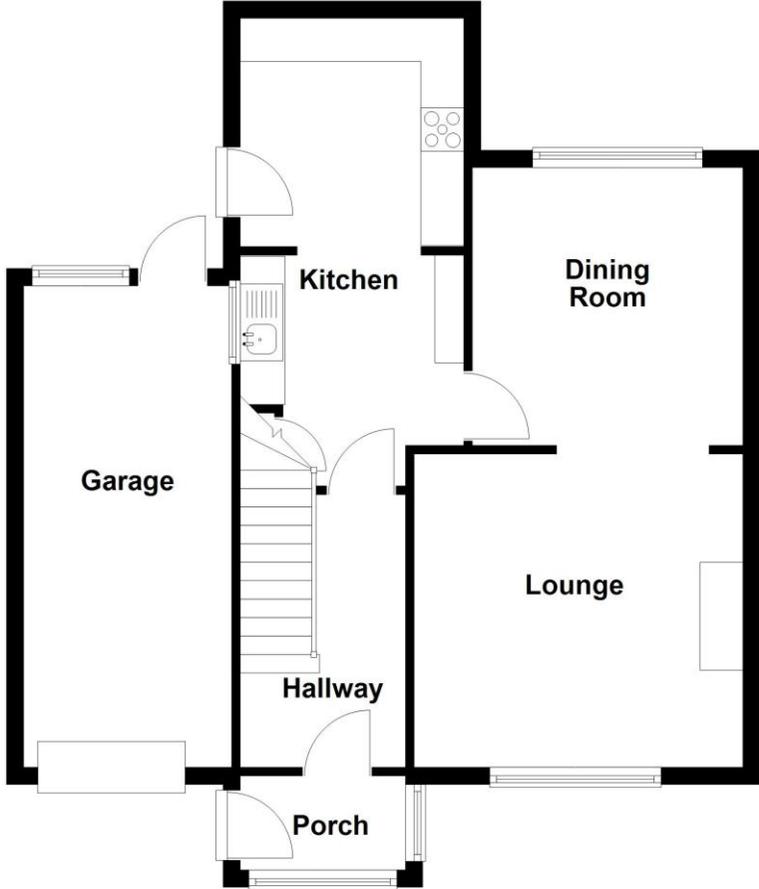
Floor Plan & EPC

Approximate Gross Internal Area

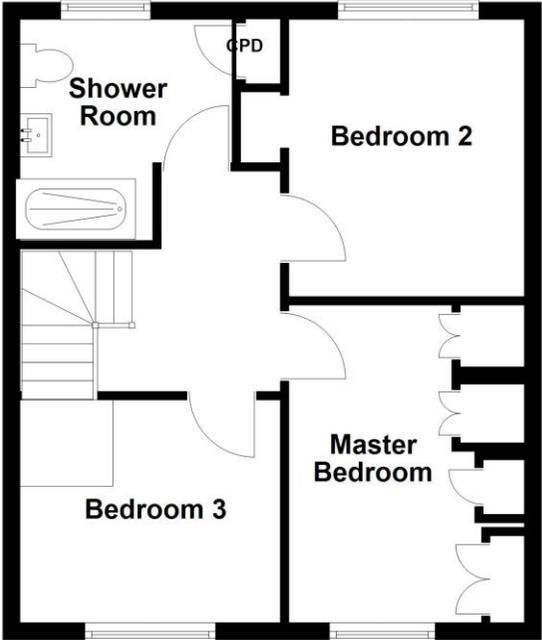
Ground Floor	60.6 sq. metres /651.9 sq. feet
First Floor	41.1 sq. metres /442.3 sq. feet
Total	101.7 sq. metres /1094.2 sq. feet

EPC Rating - TBC

Ground Floor
Approx. 60.6 sq. metres (651.9 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.3 sq. feet)



Total area: approx. 101.6 sq. metres (1094.1 sq. feet)





Local Authority
Gateshead Borough Council

Council Tax
Band A

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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