



Mitchell Street | Crawcrook | NE40 4HD

£120,000



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BUY TO LET

TENANT IN SITU

TWO BEDROOMS

SOUGHT AFTER LOCATION

LOUNGE WITH FIREPLACE

GREAT CONDITION

FRONT GARDEN

REAR DECKED YARD

RMS | Rook
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THIS TWO-BEDROOM TERRACED HOUSE IS OFFERED FOR SALE IN RYTON AND PRESENTS A STRONG OPPORTUNITY FOR INVESTORS, WITH A FANTASTIC TENANT CURRENTLY IN PLACE AND THE PROPERTY MAINTAINED IN IMMACULATE CONDITION. THE ACCOMMODATION INCLUDES A SEPARATE RECEPTION ROOM FEATURING A FIREPLACE, PROVIDING A DEFINED LIVING AREA. THERE IS ONE KITCHEN AND ONE BATHROOM, TOGETHER WITH TWO BEDROOMS ON THE UPPER LEVEL. THE MAIN BEDROOM IS A DOUBLE, WHILE THE SECOND BEDROOM IS A SINGLE WITH BUILT-IN WARDROBES, HELPING TO MAXIMISE STORAGE AND FLOOR SPACE. RYTON OFFERS A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES ALONG THE VILLAGE CENTRE AND NEARBY RYTON VILLAGE. GREEN SPACES ARE A KEY ATTRACTION IN THE AREA, WITH ACCESS TO LOCAL PARKS AND WALKING ROUTES, AS WELL AS THE WIDER TYNE VALLEY COUNTRYSIDE WITHIN EASY REACH. THE PROPERTY BENEFITS FROM NEARBY SCHOOLS, MAKING THE LOCATION PRACTICAL FOR TENANTS WITH EDUCATIONAL NEEDS. PUBLIC TRANSPORT LINKS CONNECT RYTON TO SURROUNDING AREAS, WITH REGULAR BUS SERVICES TOWARDS NEWCASTLE UPON TYNE AND NEIGHBOURING TOWNS, OFFERING COMMUTING OPTIONS WITHOUT RELIANCE ON A CAR. FOR THOSE TRAVELLING FURTHER AFIELD, RAIL CONNECTIONS ARE AVAILABLE FROM NEARBY STATIONS SUCH AS BLAYDON AND WYLAM, PROVIDING SERVICES TOWARDS NEWCASTLE AND CARLISLE. ROAD LINKS VIA THE A695 AND A1 GIVE ACCESS TO THE WIDER REGIONAL NETWORK. OVERALL, THIS TERRACED HOUSE REPRESENTS A WELL-PRESENTED INVESTMENT OPPORTUNITY IN A SOUGHT AFTER LOCATION, COMBINING RELIABLE TENANCY, LOCAL AMENITIES AND ACCESSIBLE TRANSPORT LINKS.

The accommodation:

Hallway:
Stairs to first floor and radiator.

WC:
Low level wc, push button wc, vanity was hand basin with mixer taps and radiator.

Lounge: 16'0" 4.88m x 13'8" 4.17m into alcove plus recess
Double glazed window to the front, fireplace, two storage cupboards and radiator.

Kitchen: 10'11" 3.33m x 7'9" 2.36m
Double glazed window to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating double sink with drainer, electric oven, gas hob, integrated fridge freezer and door to;

Bathroom:
Double glazed window to the rear, panelled bath with shower over, mixer taps, pedestal wash hand basin with mixer taps, storage cupboard and heated towel rail.

Rear Hallway:
Double glazed window and double glazed door to the side, plumbed for washing machine and radiator.

First Floor Landing:
Double glazed window to the rear and loft access.

Bedroom One: 17'3" 5.26m max x 9'7" 2.92m
Two double glazed windows and radiator.

Bedroom Two: 10'3" 3.12m x 6'2" 1.88m
Double glazed window to the rear and radiator.

Externally:

There is a graveled garden to the front. To the rear there is a decked area with steps leading down to a small patio yard.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE TO PREMISES
Mobile Signal Coverage Blackspot: No
Parking: STREET PARKING

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.

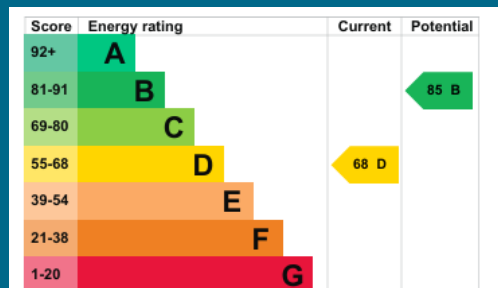
TENURE

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

COUNCIL TAX BAND: A

EPC RATING: D

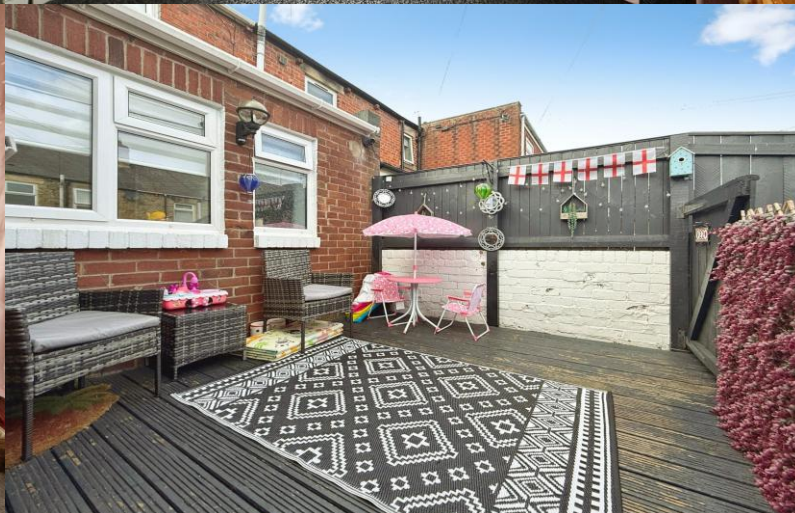
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