



Shaftoe Close | Crawcrook | NE40 4UT

OIEO £229,995



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LINK DETACHED

THREE BEDROOMS

KITCHEN DINER

GROUND FLOOR WC

UTILITY ROOM

DOUBLE DRIVEWAY

REAR GARDEN

NO CHAIN

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THIS THREE-BEDROOM LINK-DETACHED HOUSE IS FOR SALE IN A SOUGHT-AFTER RESIDENTIAL AREA OF CRAWCROOK, OFFERING PRACTICAL FAMILY ACCOMMODATION WITH CONVENIENT ACCESS TO LOCAL AMENITIES.

THE PROPERTY FEATURES A RECEPTION SPACE AND A KITCHEN WITH DINING AREA, PROVIDING A CENTRAL HUB FOR DAY-TO-DAY LIVING AND MEALTIMES. THERE IS ONE BATHROOM SERVING THE THREE BEDROOMS. EXTERNALLY, THE HOUSE BENEFITS FROM A DOUBLE DRIVEWAY, OFFERING OFF-STREET PARKING, AND A PRIVATE REAR GARDEN, SUITABLE FOR OUTDOOR SEATING OR PLAY SPACE. THE HOME HAS AN EPC RATING OF C AND FALLS WITHIN COUNCIL TAX BAND C.

THE LOCATION PLACES YOU WITHIN EASY REACH OF CRAWCROOKS LOCAL SHOPS, CAFÉS AND SERVICES AROUND THE VILLAGE. FAMILIES WILL FIND A CHOICE OF SCHOOLS IN AND AROUND THE AREA.

PUBLIC TRANSPORT LINKS INCLUDE BUS SERVICES TOWARDS NEWCASTLE UPON TYNE AND HEXHAM, WITH JOURNEY TIMES TO NEWCASTLE CITY CENTRE TYPICALLY AROUND 35-45 MINUTES DEPENDING ON ROUTE AND TRAFFIC. THE NEAREST RAIL CONNECTIONS ARE AVAILABLE FROM BLAYDON OR WYLAM STATIONS, BOTH REACHABLE BY A SHORT DRIVE, WITH TRAINS PROVIDING ACCESS TO NEWCASTLE AND CARLISLE. ROAD LINKS VIA THE A695 AND A1 OFFER FURTHER CONNECTIVITY ACROSS TYNESIDE AND THE WIDER REGION.

THIS FOR SALE LISTING REPRESENTS AN OPPORTUNITY TO PURCHASE A THREE-BEDROOM HOUSE ON A POPULAR OFFERED WITH NO ONWARD CHAIN.

Externally:

There is an enclosed garden to the rear and a double driveway to the front providing off street parking leading to;

Storage:

Used to be a garage but can only be used for storage, with up and over door, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNKNOWN

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

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The accommodation:

Porch:

UPVC door to the front and two UPVC windows.

Lounge: 18'2" 5.53m x 14'11" 4.55m max

UPVC window, electric fire with surround, under stairs storage cupboard, cloaks cupboard and two radiators.

Kitchen Diner: Extended 23'1" 7.04m x 12'5" 3.78m

Two UPVC windows, UPVC sliding doors, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink with drainer, space for free-standing cooker and dining space.

Utility Room:

Plumbed for washing machine and radiator.

WC:

Low level wc, wash hand basin and heated towel rail.

First Floor Landing:

UPVC window and radiator.

Bedroom One: 14'5" 4.39m x 8'8" 2.64m

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 11'7" 3.53m x 8'8" 2.64m

UPVC window and radiator.

Bedroom Three: 9'9" 2.97m x 6'1" 1.85m

UPVC window, fitted wardrobes and radiator.

Bathroom:

Bath with shower, low level wc, wash hand basin, fully clad and heated towel rail.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



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