



Heugh Road Craster

The amazing un-interrupted sea views and garden that leads directly on to the coastal path at Craster make this property particularly desirable.

Owing to the shape of the coastline and the orientation of the property on the plot, the house has the advantage of clear and direct sea views stretching from the east to the south, and gardens with aspects benefitting from morning, afternoon, and evening sunshine.

Buyers who are keen on a refurbishment project are sure to be excited by the opportunity to enhance and renovate this three-bedroom property, and with ample space at both the front and rear of the house, there is scope to develop and extend the accommodation further *subject to planning*.

Available with vacant possession, there is also no onward chain.

Offers in the region of : **£330,000**

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3 Heugh Road Craster NE66 3TJ

PORCH 4'5" x 5'10" (1.35m x 1.78m)

Double glazed window | Double glazed door | Exposed stripped wood floor | Entrance door to hall

HALL

Radiator | Door to lounge | Staircase to first floor

LOUNGE 14'4" (plus alcove) x 12'6" (4.37m x 3.81m)

Coving to ceiling | Storage cupboard in alcove | Radiator | Fireplace with tiled inset and hearth incorporating a solid fuel fire



SUN ROOM (LOUNGE EXTENSION) 4'5" x 10'11" (1.35m x 3.32m)

Double glazed window | Radiator | Exposed stripped wood floor

KITCHEN 8'5" x 16'5" (2.56m x 5.00m)

Double glazed windows | Radiator | Coving to ceiling | Part-tiled walls | Fitted wall & base units comprising; Double drainer stainless steel sink, space for washing machine, space for electric cooker, space for fridge freezer



W.C.

Double glazed frosted window | Close coupled W.C. | Part tiled walls

REAR ENTRANCE

Understairs storage cupboard | Dado rail | Doors to kitchen and W.C

LANDING

Double glazed window to side | Loft access hatch | Radiator | Doors to bedrooms and bathroom

BEDROOM ONE 9'7" x 11'8" (2.92m x 3.55m)

Double glazed window



BEDROOM TWO 11'6" x 10'3" (3.50m x 3.12m)

Double glazed window | Storage cupboard

BEDROOM THREE 8'0" x 9'3" (2.44m x 2.82m)

Double glazed window

BATHROOM

Double glazed frosted window | Tiled walls | W.C. | Bath | Wash hand basin in cabinet | Radiator

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil
Broadband: None installed at property
Mobile Signal Coverage Blackspot: There are reception/signal issues with some mobile providers in Craster, however, improvements are being made
Parking: Shared driveway, leading to private parking, with scope to extend the private parking

AGENTS NOTE

The property benefits from a new roof which was installed in 2024.

We have been advised that the property cannot be used as a holiday let.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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: C

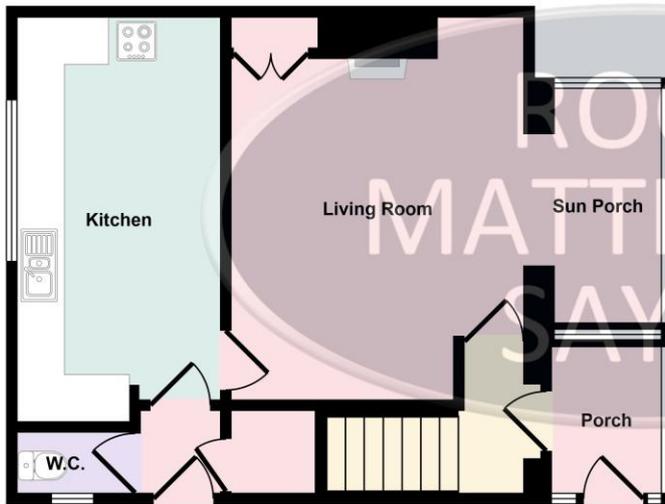


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

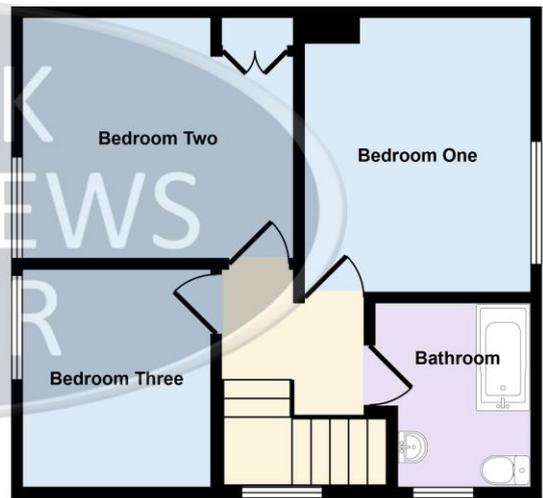


3 Heugh Road

Approx Gross Internal Area
88 sq m / 943 sq ft



Ground Floor
Approx 49 sq m / 523 sq ft



First Floor
Approx 39 sq m / 420 sq ft

Version 1.0

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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