



## Horsley Avenue Crawcrook

- Mid Terrace House
- Three Bedrooms
- Kitchen Diner
- Gardens
- Driveway & Garage

**OIEO £ 170,000**



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# 69 Horsely Avenue

Crawcrook, NE40 4XQ

PRESENTING A WELL-MAINTAINED THREE-BEDROOM TERRACED HOUSE, OFFERED FOR SALE IN A SOUGHT-AFTER LOCATION. THE PROPERTY IS CONVENIENTLY SITUATED WITHIN PROXIMITY TO NEARBY SCHOOLS AND LOCAL AMENITIES, MAKING IT A PRACTICAL CHOICE FOR FAMILIES AND FIRST-TIME BUYERS ALIKE.

UPON ENTERING, YOU ARE WELCOMED INTO A SPACIOUS RECEPTION ROOM, WHICH BENEFITS FROM LARGE WINDOWS THAT FILL THE SPACE WITH AMPLE NATURAL LIGHT AND OFFER A PLEASANT VIEW OF THE REAR ENCLOSED GARDEN. THIS INVITING LIVING AREA PROVIDES FLEXIBILITY FOR RELAXATION AND ENTERTAINING.

THE EXTENDED, OPEN-PLAN KITCHEN IS THOUGHTFULLY DESIGNED TO MAKE THE MOST OF THE AVAILABLE SPACE. NATURAL LIGHT STREAMS IN, CREATING AN AIRY ATMOSPHERE. THERE IS DEDICATED DINING SPACE, IDEAL FOR FAMILY MEALS AND SOCIAL GATHERINGS.

UPSTAIRS, THERE ARE THREE GENEROUSLY SIZED DOUBLE BEDROOMS, EACH OFFERING COMFORTABLE ACCOMMODATION. THE FAMILY BATHROOM HAS BEEN RECENTLY FITTED, FEATURING MODERN FIXTURES AND A CLEAN, CONTEMPORARY DESIGN.

THE PROPERTY BENEFITS FROM PRACTICAL FEATURES INCLUDING A GARAGE AND A DRIVEWAY, ENSURING OFF-STREET PARKING AND ADDITIONAL STORAGE SPACE. THE ENCLOSED REAR GARDEN OFFERS A SAFE AND PRIVATE AREA FOR OUTDOOR ACTIVITIES, GARDENING, OR SIMPLY UNWINDING.

SET IN A DESIRABLE NEIGHBOURHOOD WITH ACCESS TO ESSENTIAL AMENITIES AND REPUTABLE SCHOOLS, THIS HOME WILL APPEAL TO THOSE SEEKING CONVENIENCE AND A WELCOMING COMMUNITY ENVIRONMENT. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS PROPERTY HAS TO OFFER.

Entrance:  
UPVC door to the front and radiator.

Lounge: 15'7" 4.75m x 11'5" 3.48m  
UPVC window and radiator.

Kitchen Diner (Extended): 26'1" 7.95m max x 13'4" 4.096m max L Shaped  
Two UPVC windows, UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated gas hob with electric oven, integrated dishwasher, plumbed for washing machine, under stairs storage, dining space and two radiators.

First Floor Landing:

Bedroom One: 11'11" 3.63m x 11'6" 3.51m  
UPVC window, built in storage and radiator.

Bedroom Two: 11'7" 3.53m max x 11'11" 3.63m  
UPVC window and radiator.

Bedroom Three: 11'10" 3.61m x 8'1" 2.46m  
UPVC window and radiator.

Bathroom:  
UPVC window, bath with shower over, low level wc, vanity wash hand basin, storage, fully tiled and heated towel rail.

Externally:  
There is a garden to the rear and to the front a driveway providing off street parking and a garage.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: NO  
Parking: DRIVEWAY

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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

EPC RATING: D

COUNCIL TAX BAND: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**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.

16 Branches across the North-East

