Belle Vue Terrace | Crawcrook | NE40 4NN

£130,000

3 2 1

TERRACE FAMILY HOME

THREE BEDRROMS

KITCHEN

UTILITY ROOM

PRIVATE REAR YARD

IDEAL INVESTMENT

NEAR SCHOOLS

CLOSE TO SHOPS

RMS | Rook Matthews Sayer

THIS THREE-BEDROOM TERRACED HOUSE IS OFFERED FOR SALE IN CRAWCROOK, RYTON, PROVIDING A PRACTICAL LAYOUT SUITED TO A RANGE OF BUYERS. THE GROUND FLOOR FEATURES TWO RECEPTION ROOMS, OFFERING FLEXIBLE SPACE FOR LIVING AND DINING, TOGETHER WITH A SEPARATE KITCHEN AND A USEFUL UTILITY ROOM. THERE IS ONE BATHROOM SERVING THE PROPERTY, AND AN ENCLOSED PRIVATE REAR YARD, PROVIDING A CONTAINED OUTDOOR AREA SUITABLE FOR SEATING OR STORAGE.

CRAWCROOK LIES TO THE WEST OF NEWCASTLE UPON TYNE AND BENEFITS FROM A RANGE OF LOCAL AMENITIES ALONG THE VILLAGE CENTRE, INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES. NEARBY RYTON OFFERS ADDITIONAL FACILITIES, INCLUDING SUPERMARKETS AND FURTHER LOCAL BUSINESSES.

FOR THOSE WHO COMMUTE, THE NEAREST RAIL CONNECTIONS ARE TYPICALLY ACCESSED VIA BLAYDON OR WYLAM STATIONS, BOTH REACHABLE BY A SHORT DRIVE. FROM BLAYDON, REGULAR SERVICES RUN TO NEWCASTLE CENTRAL STATION IN AROUND 10–15 MINUTES, WITH FURTHER CONNECTIONS ACROSS THE REGION AND BEYOND. BUS SERVICES FROM CRAWCROOK AND RYTON PROVIDE ROUTES TOWARDS NEWCASTLE, GATESHEAD AND SURROUNDING AREAS.

THE AREA IS SERVED BY SEVERAL PRIMARY AND SECONDARY SCHOOLS IN CRAWCROOK, RYTON AND NEIGHBOURING COMMUNITIES, MAKING THIS LOCATION PRACTICAL FOR FAMILIES. RESIDENTS ALSO HAVE ACCESS TO LOCAL GREEN SPACES AND RIVERSIDE WALKS ALONG THE NEARBY TYNE VALLEY, WHICH OFFER OPPORTUNITIES FOR RECREATION.

OVERALL, THIS THREE-BEDROOM TERRACED HOUSE FOR SALE IN CRAWCROOK COMBINES TWO RECEPTION ROOMS, A UTILITY ROOM AND AN ENCLOSED PRIVATE REAR YARD WITH CONVENIENT ACCESS TO VILLAGE AMENITIES, SCHOOLING AND PUBLIC TRANSPORT LINKS.

The accommodation:

Hallway:
Double glazed UPVC front door, glazed door to the lounge, stairs to first floor and radiator.

Lounge: 14'9" 4.50m into alcove x 12'1" 3.68m
Double glazed UPVC bow window to the front, glazed door to dining room, coving to ceiling, ceiling rose, electric fire and radiator.

Dining Room:
12'2" 3.71m x 7'10" 2.39m Double glazed window to the rear, glazed door to the kitchen, coving to ceiling, ceiling rose and radiator.

Kitchen: 12'1" 3.68m x 10'3" 3.12m
Double glazed UPVC door to the rear, glazed door to utility room, fitted with a range of matching wall and base units with work surfaces above incorporating double sink with drainer, electric hob and electric oven.

Utility Room: 6'1" 1.85m x 5'8" 1.73m
Double glazed UPVC window to the rear, double glazed UPVC door to the side with access to the rear yard, plumbed for washing machine and radiator.

First Floor Landing:
Loft access.

Bedroom One: 12'3" 3.73m x 8'11" 2.72m into alcove recess
Double glazed UPVC window to the front, fitted wardrobes and dresser, coving to ceiling and radiator.

Bedroom Two: 12'6" 3.81m x 10'4" 3.15m
Double glazed UPVC window to the front, coving to ceiling and radiator.

Bedroom Three: 9'2" 2.79m max x 9'1" 2.77m max
Double glazed UPVC window to the front, coving to ceiling and radiator.

Bathroom:
Double glazed UPVC window to the rear, paneled bath with shower over, low level push button wx, pedestal wash hand basin and radiator.

Externally:
To the rear of the property there is a yard.

PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE TO CABINET
Mobile Signal Coverage Blackspot: No
Parking: STREET

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

Agents Note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: B
EPC RATING: D

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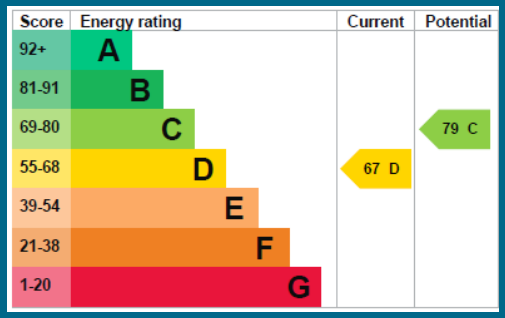

T: 0191 4131313
ryton@rmsestateagents.co.uk

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The Property Ombudsman

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