



Garden House Estate Crawcrook

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Gardens to Three Sides
- No Onward Chain

£ 140,000



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66 Garden House Estate

Crawcrook, NE40 4PR

A SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY OCCUPYING A LARGE CORNER PLOT ON THE POPULAR GARDEN HOUSE ESTATE. COMPRISING OF ENTRANCE HALL LEADING TO SEMI OPEN PLAN LIVING AND DINING ROOM, A KITCHEN AND SEPARATE UTILITY ROOM. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM, BATHROOM AND SEPARATE WC. THERE ARE GOOD SIZED GARDENS TO THE FRONT SIDE AND REAR. THIS PROPERTY IS AVAILABLE WITH NO ONWARD CHAIN AND OFFERS ANY PURCHASER THE OPPORTUNITY TO PUT THEIR OWN STAMP ON THEIR HOME. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

Entrance:

UPVC door to the front, UPVC window and radiator.

Lounge: 12'7" 3.84m into alcove x 11'10" 3.61m

UPVC window, tiled floor, radiator and open plan to;

Dining Room: 10'6" 3.20m x 10'5" 3.18m

UPVC window and radiator.

Kitchen: 7'11" 2.41m plus radiator x 6'6" 1.98m

UPVC window, fitted with a range matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, free standing electric cooker with extractor hood and radiator.

Utility Room:

UPVC window, UPVC door to the garden, fully tiled, plumbed for washing machine and radiator.

First Floor Landing:

UPVC window.

Bedroom One: 12'0" 3.66m x 10'9" 3.28m into alcove

UPVC window and radiator.

Bedroom Two: 10'7" 3.22m x 10'5" 3.18m

UPVC window, storage and radiator.

Bedroom Three: 8'2" 2.48m x 5'1" 1.55m plus radiator and bulk head

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower, wash hand basin, fully tiled, storage and radiator.

WC:

UPVC window, low level wc and fully tiled.

Externally:

There are gardens to the front the side and the rear.

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

RY00006647/VS/EW/13.12.2023/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 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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