



David Terrace Crawcrook

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Driveway & Gardens
- No Onward Chain

Auction Guide Price £ 140,000+



0191 413 1313
2 Grange Road, Ryton NE40 3LT

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www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

5 David Terrace

Crawcrook, NE40 4DF

FOR SALE BY AUCTION – MARCH 27TH 2024 – OPTION TWO – TERMS AND CONDITIONS APPLY

THREE BEDROOM SEMI DETACHED HOME IN CRAWCROOK AVAILABLE WITH NO ONWARD CHAIN. COMPRISING OF ENTRANCE PORCH, DINING ROOM, MODERN FITTED KITCHEN. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS, A GOOD SIZED SINGLE BEDROOM AND FAMILY BATHROOM WITH FOUR PIECE SUITE. EXTERNALLY THERE IS OFF STREET PARKING AVAILABLE TO THE FRONT AND BOTH FRONT AND REAR GARDEN. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

Porch:
UPVC porch to the front.

Dining Room: 15'2" 4.62m x 10'2" 3.10m max
UPVC window to the front, open plan staircase, storage and radiator.

Lounge: 13'6" 4.12m x 10'4" 3.15m
UPVC window and radiator.

Kitchen: 10'4" 3.15m x 7'9" 2.36m
UPVC door to the garden, UPVC window, 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, electric oven and plumbed for washing machine.

First Floor Landing:
Storage cupboard.

Bedroom One: 11'6" 3.51m x 10'6" 3.20m
UPVC window and radiator.

Bedroom Two: 12'0" 3.66m x 8'1" 2.46m
UPVC window, storage and radiator.

Bedroom Three: 12'0" 3.66m x 6'11" 2.11m
UPVC window and radiator.

Bathroom wc:
UPVC window, bath, walk in shower, low level wc, pedestal wash hand basin, fully tiled and heated towel rail.

Externally:
There are gardens to both the front and rear of the property and a driveway providing off street parking.

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: B
EPC Rating: D

RY00006616/V5/EW/20.11.2023/V.1.

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Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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.

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