



## Jarvis Drive Crawcrook

- Semi Detached House
- Three Bedrooms
- En Suite to Master Bedroom
- Gardens
- Driveway & Garage

**£ 220,000**



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# 70 Jarvis Drive

Crawcrook, NE40 4QA

**THIS VERY WELL PRESENTED THREE BEDROOM HOME IS AVAILABLE ON THIS INCREDIBLY SOUGHT AFTER ESTATE. THE PROPERTY COMPRISES OF ENTRANCE HALL, WITH UNDER STAIR STORAGE, DOWNSTAIRS WC, BREAKFASTING KITCHEN WITH INTEGRATED APPLIANCES, LIVING ROOM WITH FRENCH DOORS THAT LEAD ON TO THE GARDEN, STAIRS TO FIRST FLOOR LANDING, MASTER BEDROOM WITH FITTED WARDROBES AND EN-SUITE, SECOND DOUBLE BEDROOM, LARGE SINGLE BEDROOM AND FAMILY BATHROOM. EXTERNALLY THERE IS A LARGE GARDEN TO THE REAR WITH LAWN AND PATIO AND TO THE FRONT A PRETTY GARDEN WITH DRIVEWAY IN FRONT OF THE GARAGE. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.**

The accommodation:

Entrance:

Composite door to the front, storage and radiator.

WC:

Low level wc, pedestal wash hand basin and radiator.

Kitchen: 11'2" x 3.40m x 10'0" x 3.05m max

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 electric hob, oven, grill and extractor hood, integrated washing machine and dishwasher and radiator.

Lounge: 15'5" x 4.70m x 12'1" x 3.68m

UPVC French doors to garden and radiator.

First Floor Landing:

Loft access.

Bedroom One: 9'11" x 3.02m x 9'3" x 2.82m

UPVC window, fitted wardrobes and radiator.

En Suite:

UPVC window, shower, low level wc, pedestal wash hand basin and part tiled.

Bedroom Two: 10'10" x 3.30m x 8'8" x 2.64m

UPVC window and radiator.

Bedroom Three: 12'5" x 3.78m x 6'7" x 2.00m

UPVC window and radiator.

Bathroom:

Bath with shower, low level wc, wash hand basin, part tiled and radiator.

Externally:

To the rear of the property there is an enclosed garden with lawn and patio. To the front there is a garden with a driveway providing off street parking leading to 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

COUNCIL TAX BAND: C

EPC RATING: C

RY00006705.VS.EW.05.02.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	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

