



Edward Street Crawcrook

- Mid Terrace House
- Kitchen Diner
- Front Garden
- Rear Yard
- No Onward Chain

£ 115,000



ROOK
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11 Edward Street

Crawcrook, NE40 4HQ

SITUATED IN A CHARMING NEIGHBOURHOOD WITH LOCAL AMENITIES AND A STRONG COMMUNITY SPIRIT, THIS DELIGHTFUL TERRACED PROPERTY IS NOW AVAILABLE FOR SALE WITH NO ONWARD CHAIN. PERFECT FOR COUPLES AND FIRST-TIME BUYERS, THIS HOME BOASTS A GOOD CONDITION THROUGHOUT.

AS YOU STEP INSIDE, YOU ARE GREETED BY A RECEPTION ROOM FEATURING A FIREPLACE AND ELEGANT WOOD FLOORS, CREATING A WARM AND INVITING ATMOSPHERE. THE PROPERTY OFFERS A WELL-APPOINTED KITCHEN WITH DINING SPACE, IDEAL FOR HOSTING FRIENDS AND FAMILY GATHERINGS.

THIS TWO-BEDROOM HOME INCLUDES A DOUBLE BEDROOM WITH BUILT-IN STOARGE. THE SECOND DOUBLE BEDROOM OFFERS VERSATILITY TO BE USED AS A GUEST ROOM, OFFICE, OR STUDY AREA TO SUIT YOUR NEEDS.

THE PROPERTY ALSO BENEFITS FROM A MAIN BATHROOM, WITH THREE PIECE BATHROOM SUITE AND SHOWER OVER THE BATH.

DON'T MISS THE OPPORTUNITY TO MAKE THIS LOVELY PROPERTY YOUR NEW HOME. CONTACT US TODAY TO ARRANGE A VIEWING AND EXPERIENCE THE CHARM AND CONVENIENCE THIS HOME HAS TO OFFER.

The accommodation:

Entrance:

UPVC door to the front and radiator.

Lounge: 13'3" 4.04m x 13'0" 3.96m into alcove

UPVC window to the front, fire with surround, under stairs storage, solid wood flooring and radiator.

Kitchen Diner: 16'1" 4.90m x 7'3" 2.21m

Two UPVC windows, UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink with drainer, plumbed for washing machine, gas oven, electric hob and radiator.

First Floor Landing:

Bedroom One: 13'0" 3.96m into alcove x 11'1" 3.38m

UPVC window, storage and radiator.

Bedroom Two: 9'9" 2.97m x 9'8" 2.95m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath with shower over, low level wc, pedestal wash hand basin, part tiled and heated towel rail.

Externally:

There is a garden to the front and an enclosed yard to the rear with storage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: STREET PARKING

MINING

The property is not known to be on a coalfield and not know 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: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 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

