



Mitchell Street Crawcrook

- Terraced House
- Two Bedrooms
- Local Amenities
- Freehold
- Well Presented

£ 110,000



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22 Mitchell Street

Crawcrook

STEP INTO THIS IMMACULATE TERRACED PROPERTY, IDEAL FOR COUPLES, LOCATED IN A POPULAR NEIGHBOURHOOD WITH EXCELLENT PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES NEARBY.

AS YOU ENTER, YOU ARE GREETED BY A COSY RECEPTION ROOM BOASTING A CHARMING FIREPLACE AND HIGH CEILINGS, CREATING A WELCOMING ATMOSPHERE FOR ENTERTAINING GUESTS OR RELAXING AFTER A LONG DAY.

THE PROPERTY FEATURES TWO BEDROOMS, INCLUDING A SPACIOUS DOUBLE BEDROOM AND A COMFORTABLE SINGLE BEDROOM, OFFERING FLEXIBILITY FOR VARIOUS LIVING ARRANGEMENTS.

A WELL-APPOINTED KITCHEN AND A BATHROOM COMPLETE THIS DELIGHTFUL HOME, PROVIDING CONVENIENCE AND FUNCTIONALITY FOR EVERYDAY LIVING.

SITUATED IN A SOUGHT-AFTER LOCATION, THIS PROPERTY IS PERFECT FOR THOSE LOOKING FOR A COMFORTABLE AND STYLISH LIVING SPACE WITH EASY ACCESS TO ALL THE NECESSITIES OF MODERN LIFE.

THERE IS ALSO EXCELLENT OUTSIDE SPACE INCLUDING A SOUTH FACING FRONT GARDEN AND REAR GARDEN WITH DECKING.

DON'T MISS OUT ON THE OPPORTUNITY TO MAKE THIS CHARMING TERRACED PROPERTY YOUR NEW HOME SWEET HOME. CONTACT US TODAY TO ARRANGE A VIEWING AND EXPERIENCE THE WARMTH AND CHARACTER OF THIS LOVELY ABODE FOR YOURSELF.

Entrance

UPVC door, Radiator.

Living Room

13.08" 4.17m (Into Alcove) x 15.11" 4.85

UPVVC Window, Radiator, Fire & Surround, Fitted storage in Alcove.

Kitchen

11.00" 3.35m x 7.08" 2.33m

Fitted wall and base units, 11/2 Stainless Steel Sink & Drainer, integrated Gas Hob and electric oven. UPVC Window.

Bathroom

Fully tiled, shower over bath, pedestal basin, , Heated Towel Radiator, UPVC Window.

WC

Separate WC, llwc, basin with vanity, radiator.

Rear Porch

Vertical Radiator, radiator, plumbing for washing machine, UPVC Window and door to rear.

Stairs to First Floor

UPVC Window.

Bedroom 1

9.07" 2.92m x 17.03" 5.26m (Into Alcove)

Two UPVC Windows, Radiator.

Bedroom 2

10.04" 3.15m x 6.02" 1.88m

Fitted storage, UPVC Window, Radiator.

External

Low maintenance south facing garden to front

Rear Yard with decking

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: STREET

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: D

EPC RATING: A

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

