

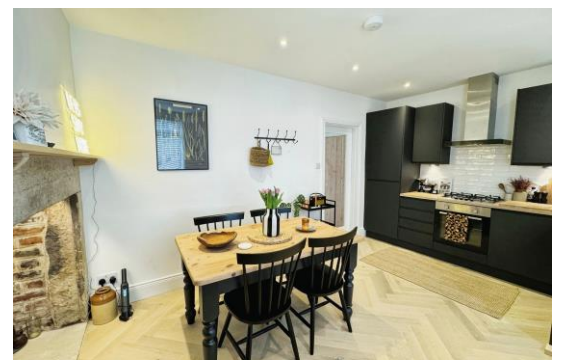


Clifford Terrace

Crawcrook

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

OIEO £ 140,000



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12 Clifford Terrace

Crawcrook, NE40 4UA

THIS IMMACULATE TERRACED PROPERTY IN A SOUGHT-AFTER LOCATION IS NOW AVAILABLE FOR SALE WITH NO ONWARD CHAIN, MAKING IT AN IDEAL OPPORTUNITY FOR COUPLES AND FIRST-TIME BUYERS. THE HOUSE COMPRISES OF A BEAUTIFULLY REFURBISHED OPEN-PLAN KITCHEN, PERFECT FOR MODERN LIVING, A COSY RECEPTION ROOM WITH A FIREPLACE, AND A RENOVATED BATHROOM.

THE PROPERTY BOASTS TWO DOUBLE BEDROOMS, WITH THE FIRST BEDROOM BENEFITING FROM BUILT-IN WARDROBES. BOTH BEDROOMS OFFER A COMFORTABLE AND INVITING SPACE FOR RELAXATION.

ONE OF THE UNIQUE FEATURES OF THIS HOME IS THE CHARMING FIREPLACE IN THE RECEPTION ROOM, ADDING CHARACTER AND WARMTH TO THE LIVING SPACE. ADDITIONALLY, THE PROPERTY INCLUDES A DELIGHTFUL GARDEN, PROVIDING A TRANQUIL OUTDOOR AREA FOR RELAXATION OR ENTERTAINING GUESTS.

SITUATED IN A CONVENIENT LOCATION WITH EXCELLENT PUBLIC TRANSPORT LINKS, LOCAL AMENITIES, AND WALKING ROUTES NEARBY, THIS PROPERTY OFFERS BOTH COMFORT AND CONVENIENCE FOR ITS FUTURE OWNERS. DON'T MISS THE OPPORTUNITY TO MAKE THIS BEAUTIFULLY PRESENTED HOUSE YOUR NEW HOME.

The accommodation:

Entrance:

Glass composite door, under stairs storage and radiator.

Lounge: 13'9" 4.19m x 10'11" 3.33m into alcove
UPVC window, open fire with surround and radiator.

Kitchen Diner: 14'10" 4.52m plus alcove x 9'10" 2.99m
Composite stable door, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, integrated gas hob, electric oven, washing machine and fridge freezer, Inglebrook fireplace, storage and radiator.

First Floor Landing:
Loft access.

Bedroom One: 13'7" 4.15m x 12'0" 3.66m
UPVC window, fireplace, working open fire, two storage cupboards, solid wood flooring and radiator.

Bedroom Two: 12'0" 3.66m x 10'5" 3.18m
UPVC window, solid wood flooring and radiator.

Bathroom:
UPVC window, bath with shower, low level wc, vanity wash hand basin, part tiled and radiator.

Externally:
There is a west facing lawned garden to the front with a patio area. To the rear there is a yard with potential for off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: PARKING TO REAR YARD BUT NO DROPPED KERB

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: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 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

