



Mitchell Street Crawcrook

- Mid Terrace House
- Two Bedrooms
- Front Garden
- Rear Yard with Parking
- Viewing Recommended

OIEO £ 110,000



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24 Mitchell Street

Crawcrook, NE40 4HD

THIS CHARMING TERRACED PROPERTY IN GOOD CONDITION IS NOW AVAILABLE FOR SALE, MAKING IT AN IDEAL OPPORTUNITY FOR COUPLES OR FIRST-TIME BUYERS. THE HOUSE FEATURES TWO BEDROOMS, WITH THE FIRST BEDROOM BOASTING BUILT-IN WARDROBES AND THE SECOND BEDROOM OFFERING A COZY SPACE WITH ITS OWN BUILT-IN WARDROBES.

THE PROPERTY INCLUDES A WELL-LIT KITCHEN, PERFECT FOR PREPARING MEALS AND ENJOYING THE NATURAL LIGHT WHILE COOKING. ADDITIONALLY, THERE IS AN UPSTAIRS BATHROOM AVAILABLE FOR YOUR CONVENIENCE.

SITUATED IN A LOCATION WITH EXCELLENT PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES NEARBY, THIS HOME OFFERS BOTH CONVENIENCE AND ACCESSIBILITY. OUTSIDE, THE PROPERTY BENEFITS FROM A FRONT GARDEN AND A REAR YARD, PROVIDING OUTDOOR SPACE TO RELAX OR ENTERTAIN GUESTS.

THE LIVING ROOM IS A GOOD SIZE WITH A STONE INGLENOOK FIREPLACE AS THE FOCAL POINT DON'T MISS OUT ON THE OPPORTUNITY TO OWN THIS LOVELY HOME IN A SOUGHT-AFTER AREA.

The accommodation:

Kitchen: 13'3" 4.04m x 6'10" 2.08m

UPVC window, wooden door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, tiled splashbacks and radiator.

Lounge: 16'6" 5.03m into alcove x 16'0" 4.88m

UPVC window, stone Inglenook with electric fire, under stairs storage and radiator.

First Floor Landing:

UPVC window, access to loft which is boarded for storage.

Bedroom One: 10'4" 3.15m x 8'11" 2.72m

UPVC window, storage and radiator.

Bedroom Two: 8'0" 2.44m x 5'7" 1.70m plus radiator.

UPVC window, storage and radiator.

Bathroom wc:

UPVC window, bath with shower, low level wc, vanity wash hand basin, part clad walls and heated towel rail.

Externally:

There is a yard to the rear of the property with providing of street parking and a garden to the front.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL MODEM

Mobile Signal Coverage Blackspot: NO

Parking: YARD AVAILABLE FOR PARKING

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: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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

