



Jarvis Drive Crawcrook

- Semi Detached House
- Two Bedrooms
- Ground Floor WC
- Rear Garden
- Allocated Parking

OIEO £ 165,000



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ROOK
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22 Jarvis Drive

Crawcrook, NE40 4QA

PRESENTING THIS IMMACULATE SEMI-DETACHED HOUSE FOR SALE, AN EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS. THIS PROPERTY IS NESTLED IN A SOUGHT-AFTER LOCATION, PROVIDING THE PERFECT BLEND OF TRANQUILLITY AND CONVENIENCE.

THE HOUSE COMPRISES OF A GENEROUS AMOUNT OF SPACE WITH TWO DOUBLE BEDROOMS. BEDROOM ONE IS PARTICULARLY SPACIOUS AND COMES WITH THE ADDED BENEFIT OF BUILT-IN WARDROBES, PROVIDING AMPLE STORAGE. THE SECOND BEDROOM IS ALSO A GOOD SIZE DOUBLE, SUITABLE FOR VARIOUS USES.

THE PROPERTY BOASTS ONE WELL-APPOINTED BATHROOM, FEATURING A SHOWER OVER THE BATH, A PRACTICAL OPTION FOR BOTH QUICK MORNING SHOWERS AND LEISURELY EVENING BATHS.

THE HEART OF THE HOME IS THE KITCHEN, WHICH COMES WITH INTEGRATED APPLIANCES, READY FOR YOUR CULINARY ADVENTURES. ALONGSIDE, THE PROPERTY FEATURES A STYLISH LIVING ROOM, A VERSATILE SPACE THAT OFFERS ACCESS TO THE GARDEN, PERFECT FOR HOSTING GATHERINGS OR SPENDING PEACEFUL EVENINGS.

ONE OF THE KEY ATTRIBUTES OF THIS PROPERTY IS THE SOUTH-FACING GARDEN, A DELIGHTFUL OUTDOOR SPACE THAT BENEFITS FROM SUNLIGHT THROUGHOUT THE DAY. IT'S AN IDEAL SPACE FOR AL FRESCO DINING OR SIMPLY ENJOYING THE OUTDOORS. THE PROPERTY ALSO COMES WITH THE PRACTICALITY OF A DOWNSTAIRS WC AND A PARKING SPACE, AN ESSENTIAL AMENITY FOR CAR OWNERS.

IN SUMMARY, THIS HOUSE IN ITS PRIME LOCATION, COMBINED WITH ITS IMMACULATE CONDITION AND THOUGHTFUL LAYOUT, MAKES FOR A PERFECT STARTER HOME. ITS FEATURES ARE BOUND TO APPEAL TO FIRST-TIME BUYERS LOOKING FOR A COMFY AND MODERN LIVING SPACE.

The accommodation:

Entrance:
Composite door to the front and radiator.

WC:
UPVC window, low level wc, wash hand basin and radiator.

Kitchen: 18'3" 5.56m x 9'10" 2.99m
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 gas hob, electric oven, fridge freezer and dishwasher and plumbed for washing machine.

Lounge: 15'6" 4.72m x 13'0" 3.96m
UPVC French doors, storage and radiator.

First Floor Landing:
Radiator.

Bedroom One: 11'0" 3.35m x 10'1" 3.07m
UPVC window, fitted wardrobes and radiator.

Bedroom Two: 12'11" 3.94m x 10'1" 3.07m
Two UPVC windows, storage and radiator.

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

Externally:
There is a rear South facing lawned garden with patio and decking. There is an allocated parking space to the front.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: ALLOCATED 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: B

EPC RATING: B

RY00007020.VS.EW.20.03.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 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

