



## Moss Crescent

### Crawcrook

- Semi Detached Bungalow
- Two Bedrooms
- Gardens
- Driveway & Garage
- No Onward Chain

**£ 165,000**



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ROOK  
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# 6 Moss Crescent

Crawcrook, NE40 4XL

PRESENTING A SEMI-DETACHED BUNGALOW FOR SALE THAT IS BRIMMING WITH POTENTIAL IN A SOUGHT-AFTER LOCATION. THIS PROPERTY IS IDEAL FOR THOSE SEEKING A DEVELOPMENT OPPORTUNITY AS IT REQUIRES MODERNISING, OFFERING A CHANCE FOR THE NEW OWNERS TO MAKE IT THEIR OWN.

THE PROPERTY BOASTS OF TWO BEDROOMS: ONE GENEROUSLY-SIZED DOUBLE ROOM AND A SPACIOUS SINGLE ROOM, PERFECT FOR A VARIETY OF LIVING ARRANGEMENTS. ONE BATHROOM SERVES THESE ROOMS.

A SINGLE RECEPTION ROOM MAKES FOR A WELCOMING ENTRANCE INTO THE HOME. WITH LARGE WINDOWS, IT PROMISES AMPLE NATURAL LIGHT, CREATING A BRIGHT AND AIRY SPACE. THIS AREA PROVIDES A GREAT BASE FOR YOU TO DESIGN YOUR IDEAL LIVING AREA, WHETHER THAT BE A COSY LOUNGE OR A CHIC ENTERTAINING SPACE.

THE PROPERTY INCLUDES ONE KITCHEN, AWAITING YOUR PERSONAL TOUCH TO BECOME THE HEART OF THE HOME. WITH ADEQUATE SPACE, YOU HAVE THE OPPORTUNITY TO ESTABLISH A FUNCTIONAL AND MODERN KITCHEN THAT SUITS YOUR LIFESTYLE.

EXTERNALLY, THIS BUNGALOW BENEFITS FROM A FRONT GARDEN, A LARGE REAR GARDEN, A GARAGE, AND A DRIVEWAY. THE EXPANSIVE REAR GARDEN PRESENTS A FANTASTIC SPACE TO CREATE AN OUTDOOR HAVEN FOR RELAXATION OR ENTERTAINMENT. FURTHER, WITH NO ONWARD CHAIN COMPLICATIONS, THE BUYING PROCESS WILL BE SMOOTH AND SWIFT.

TO SUM UP, THIS HOUSE EMBODIES POTENTIAL AND VERSATILITY. WITH ITS NEED FOR MODERNISATION, IT OFFERS A UNIQUE OPPORTUNITY TO DESIGN A HOME THAT COMPLETELY CATERS TO YOUR NEEDS AND PREFERENCES.

The accommodation:

Porch:  
UPVC porch to the front, radiator and wooden door to;

Hallway:  
Storage and radiator.

Kitchen: 8'11" 2.72m x 7'10" 2.39m  
UPVC window and door, fitted with a range of wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, integrated gas hob, electric oven and plumbed for washing machine.

Lounge: 17'4" 5.28m x 9'8" 2.95m  
UPVC bow window and radiator.

Bedroom One: 11'10" 3.61m x 7'8" 2.33m  
UPVC window, built in wardrobes and radiator.

Bedroom Two: 8'10" 2.69m x 7'11" 2.41m  
UPVC window, built in wardrobes and radiator.

Bathroom:  
UPVC window, bath with shower over, wash hand basin, low level wc and fully tiled.

Externally:  
There is a garden to the rear of the property. To the front there is also a garden with a driveway providing off street parking leading to a garage.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: UNKNOWN  
Mobile Signal Coverage Blackspot: NO  
Parking: DRIVEWAY

## 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: D

RY00007041.VS.EW.13.02.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 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

