



Mollyfair Close

Crawcrook

- Ground Floor Studio Flat
- One Bedroom
- Lounge/Kitchen
- Garden & Parking
- No Onward Chain

£ 60,000



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17 Mollyfair Close

Crawcrook NE40 4UZ

WELCOME TO THIS STUNNINGLY IMMACULATE FLAT, NOW UP FOR SALE. THE PROPERTY HAS RECENTLY BEEN FULLY REFURBISHED, BRINGING EACH ROOM TO LIFE WITH A FRESH, MODERN FEEL. THE FLAT IS IDEALLY SUITED TO THOSE WHO APPRECIATE THE FINER THINGS IN LIFE, WITH THE ONE-BEDROOM, ONE BATHROOM FLAT OFFERING THE ULTIMATE IN STYLISH LIVING.

THE OPEN-PLAN RECEPTION ROOM IS A TRUE SHOW-STOPPER, PROVIDING AN INVITING SPACE TO RELAX, ENTERTAIN OR SIMPLY ENJOY THE TRANQUILLITY OF YOUR OWN HOME. THE NATURAL LIGHT FLOODS INTO THE ROOM, ENHANCING THE AIRY FEEL OF THE LAYOUT AND MAKING IT A SPACE YOU'LL LOVE SPENDING TIME IN.

THE KITCHEN IS ALSO OPEN-PLAN, AND NEWLY FITTED WITH MODERN APPLIANCES. IT'S THE PERFECT SPACE FOR WHIPPING UP A QUICK BITE OR PREPARING A GOURMET MEAL. THERE'S NO DOUBT THAT THIS KITCHEN WILL INSPIRE YOUR CULINARY CREATIVITY.

THE FLAT ALSO COMES WITH A BEAUTIFUL BEDROOM, COMPLETE WITH BUILT-IN STORAGE. SPACIOUS AND COSY, IT'S THE IDEAL PLACE TO UNWIND AFTER A LONG DAY. THE BATHROOM IS A LUXURIOUS RETREAT WITH A HEATED TOWEL RAIL AND A NEWLY FITTED SUITE.

ONE OF THE GREATEST PERKS OF THIS PROPERTY IS THE ALLOCATED PARKING SPACE AND THE COMMUNAL GARDENS, WHERE YOU CAN ENJOY THE GREAT OUTDOORS WITHOUT EVER HAVING TO LEAVE THE PROPERTY.

THE FLAT IS CONVENIENTLY LOCATED CLOSE TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES. PLUS, THERE'S NO ONWARD CHAIN TO WORRY ABOUT.

THIS FLAT IS SURE TO IMPRESS, SO DON'T MISS OUT ON THE OPPORTUNITY TO MAKE IT YOURS.

The accommodation:

Entrance:

Communal Entrance:

Lounge/Kitchen: L Shaped 14'7" 4.45m max x 11'4" 3.45m

Open plan. UPVC door, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated induction hob and electric oven, dishwasher, fridge freezer, plumbed for washing machine and electric heater.

Bedroom: 8'6" 2.59m x 7'9" 2.36m

Built in wardrobes and electric heater.

Bathroom wc:

UPVC window, large shower, low level wc, vanity wash hand basin, fully tiled, under floor heating and heated towel rail.

Externally:

There are communal gardens and two allocated parking bays.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING BAYS

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 120 years from 1 January 1981

Rent: £36.50 every 6 months

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 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

