



Charlotte Street

Crawcrook

- Mid Terrace House
- Two Bedrooms
- Front Garden
- Rear Yard Suitable For Parking
- No Onward Chain

£ 125,000



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15 Charlotte Street

Crawcrook, NE40 4HE

THIS CHARMING TERRACED HOUSE IS NOW ON THE MARKET. THE PROPERTY, LOCATED WITHIN EASY REACH OF PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES, IS PRESENTED WITH NO ONWARD CHAIN. THIS MAKES IT AN IDEAL PURCHASE FOR FIRST-TIME BUYERS, SMALL FAMILIES, OR THOSE LOOKING TO DOWNSIZE.

UPON ENTERING THE HOUSE, YOU ARE GREETED BY A BRIGHT RECEPTION ROOM, BOASTING LARGE WINDOWS THAT LET IN PLENTY OF NATURAL LIGHT. A FEATURE FIREPLACE ADDS A TOUCH OF CHARACTER AND WARMTH TO THIS INVITING SPACE, PROVIDING THE PERFECT SETTING FOR COSY EVENINGS IN.

THE PROPERTY INCLUDES A WELL-SIZED KITCHEN, WHERE NATURAL LIGHT FLOODS IN, CREATING AN AIRY AND PLEASANT ENVIRONMENT FOR COOKING. THE KITCHEN'S PRACTICAL LAYOUT ENSURES EASY NAVIGATION AND EFFICIENT USE OF SPACE. REAR PORCH PERFECT FOR STORAGE OR CLOAKROOM.

TWO BEDROOMS ARE INCLUDED IN THE PROPERTY: A GENEROUSLY SIZED DOUBLE BEDROOM WITH BUILT-IN WARDROBES, AND A SPACIOUS SINGLE BEDROOM. BOTH ROOMS OFFER AMPLE SPACE FOR RELAXATION, STUDY OR WORK.

COMPLETING THE INTERNAL ACCOMMODATION IS THE BATHROOM, WHICH FEATURES A CLASSIC ROLL-TOP BATH. THIS ELEGANT ADDITION CONTRIBUTES TO THE OVERALL CHARM OF THE PROPERTY, PROVIDING A TOUCH OF LUXURY AND AN EXCELLENT SPOT FOR UNWINDING AFTER A LONG DAY.

EXTERNALLY, THE HOUSE BENEFITS FROM OFF-STREET PARKING, ADDING A PRACTICAL ASPECT TO THIS APPEALING HOME.

IN SUMMARY, THIS TERRACED HOUSE COMBINES CONVENIENT LOCATION, CHARM, AND PRACTICAL FEATURES, MAKING IT A MUST-SEE FOR POTENTIAL BUYERS.

The accommodation:

Entrance:
UPVC door to the front.

Lounge: 13'11" 4.24m x 13'3" 4.04m into alcove
UPVC window, fireplace, under stairs storage and radiator.

Kitchen: 16'4" 4.98m 6'6" 1.98m
UPVC windows, UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, tiled splashbacks, free standing mini style Range cooker, plumbed for washing machine and radiator.

Rear Porch:
UPVC windows, UPVC door and radiator.

First Floor Landing:

Bedroom One: 13'6" 4.12m 11'41" 3.38m
UPVC window, fitted mirrored wardrobe and radiator.

Bedroom Two: 10'1" 3.07m x 9'7" 2.92m
UPVC window and radiator.

Bathroom :
UPVC window, free standing roll top bath, wash hand basin, low level wc, part tiled and radiator.

Externally:
There is a garden to the front and a yard to the rear which is suitable for parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: NOT KNOWN
Mobile Signal Coverage Blackspot: NO
Parking: PARKING IN YARD

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: D

RY00007152.VS.EW.10.06.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	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

