

Dale View Gardens

Crawcrook

- Semi Detached Home
- Two Double Bedrooms
- Recently Fitted Kitchen
- South Facing Garden
- Double Driveway

£ 140,000 OIEO







Dale View Gardens

Crawcrook

Presenting this well-maintained semi-detached house, ideal for first time buyers seeking comfortable and functional living. The property is in good condition throughout and benefits from a double driveway, offering convenient off-street parking.

Upon entering, you are welcomed into a cosy reception room that overlooks the large south-facing garden, providing a pleasant view and a great sense of space. The garden itself is a notable feature, offering ample room for outdoor activities, gardening, or simply relaxing in a sunny, private setting.

The recently updated kitchen is filled with natural light, creating a welcoming and practical area for cooking. Both bedrooms are generously sized doubles, allowing ample space for furniture and personal touches, making them suitable for a variety of lifestyle needs.

The bathroom features a shower over the bath, providing versatile bathing options and catering to different preferences.

Situated in a location that boasts excellent public transport links and a range of local amenities, this property ensures that daily essentials and commuting needs are easily met.

Overall, this two-bedroom semi-detached house presents a good opportunity for those looking to step onto the property ladder. It combines practical indoor living with an impressive outdoor space, making it a well-rounded option in an accessible area. Early viewing is recommended to fully appreciate all that this property has to offer.

Entrance:

Composite Door to the side.

Kitchen: 15'2" 4.56m x 7'9" 2.41m

Wall and base units, sink and drainer, 5 burner intergrated gas hob, intergrated microwave, electric oven and grill, plumbing for washing machine, tiled splash back, UPVC window, radiator, composite door to front.

Livingroom: 14'2'' 4.34 (max) x 14'9'' 4.56m (into alcove) UPVC window, radiator, storage under the stairs.

Stairs to landing

Bedroom one: 8'0" 2.46m x 14'8" 4.53m

UPVC window, Radiator.

Bedroom two: 7'5" 2.30m x 14'9" 4.55m

UPVC window, radiator.

Bathroom: Part tiled, bath and shower, basin, low level WC, radiator.

Externally:

Double driveway to the front of the property and a large rear garden

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Mains Broadband: Fibre

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

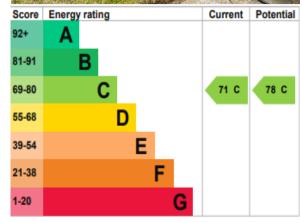
Freehold-It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A EPC RATING: C









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

