



## Dale View Gardens

### Crawcrook

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

**£ 140,000 OIEO**



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# 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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.

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