



Kepier Chare

Crawcrook

- Semi Detached House
- Two Bedrooms
- Front & Rear Gardens
- Garage
- Driveway

Offers Over £ 170,000



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ROOK
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122 Keping Chare

Crawcrook, NE40 4UY

AN IMMACULATE SEMI-DETACHED HOUSE, LOCATED IN A HIGHLY SOUGHT AFTER AREA WITH EXCELLENT PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES NEARBY. THIS BEAUTIFULLY PRESENTED PROPERTY HAS BEEN EXTENDED AND ALSO BOASTS THE ADDED BENEFIT OF A GARAGE AND DRIVEWAY.

THE HOUSE IS CHARACTERISED BY ITS WELL-APPOINTED INTERIORS. THERE IS A SINGLE RECEPTION ROOM WHICH IS A PERFECT BLEND OF LIVING AND DINING SPACE, AND PROVIDES ACCESS TO THE GARDEN. THE GARDEN IS A DELIGHTFUL FEATURE OF THE PROPERTY, BEING FULLY ENCLOSED WITH A TASTEFUL DECKING AREA PERFECT FOR OUTDOOR RELAXATION OR ENTERTAINING.

THE PROPERTY HAS TWO BEDROOMS; THE FIRST IS A DOUBLE ROOM, WHILE THE SECOND IS A SPACIOUS SINGLE ROOM. THESE ROOMS OFFER AMPLE SPACE TO ACCOMMODATE ALL YOUR NEEDS.

THERE IS ALSO A BEAUTIFULLY DESIGNED BATHROOM WITH A SHOWER OVER THE BATH, PROVIDING A FUNCTIONAL SPACE THAT DOESN'T COMPROMISE ON STYLE.

THE KITCHEN IS A STANDOUT FEATURE OF THIS PROPERTY. IT COMES WITH HIGH GLOSS UNITS AND INTEGRATED APPLIANCES, OFFERING A MODERN AND SLEEK DESIGN.

THIS PROPERTY IS IDEAL FOR FIRST-TIME BUYERS LOOKING TO STEP ONTO THE PROPERTY LADDER. WITH ITS WELL-PRESENTED INTERIORS, OUTDOOR SPACE, AND DESIRABLE LOCATION, IT PROVIDES AN EXCELLENT OPPORTUNITY TO ACQUIRE A HOME THAT IS READY TO MOVE INTO.

OVERALL, THIS PROPERTY OFFERS A BLEND OF COMFORT, STYLE, AND CONVENIENCE. IT IS AN OPPORTUNITY NOT TO BE MISSED FOR THOSE WANTING TO ENJOY THE BEST OF MODERN LIVING.

The accommodation:

Porch:
UPVC door to the front and radiator.

Lounge: 22'3" 6.78m x 11'7" 3.53m
UPVC bow window, UPVC French doors to the rear, electric fire with surround and radiator.

Kitchen: 16'0" 4.88m x 7'3" 2.21m
UPVC window, UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink with drainer, integrated oven, gas hob, microwave, dishwasher and fridge freezer, plumbed for washing machine and radiator.

First Floor Landing:

Bedroom One: 11'8" 3.56m x 8'6" 2.59m
UPVC window and radiator.

Bedroom Two: 11'7" 3.53m x 6'5" 1.96m
UPVC window and radiator.

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

Externally:
There is an enclosed garden to the rear. To the front there is a garden with a driveway providing off street parking and an electric charging point. There is also a garage.

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: B
EPC RATING: C

RY00006511.VS.EW.26.06.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 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.

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

