



## South View

### Crawcrook

- End Terrace House
- Two Bedrooms
- Garage & Driveway
- Great Potential
- No Onward Chain

**OIEO £ 90,000**



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# 27 South View

Crawcrook, NE40 4TN

Presenting an end of terrace house for sale, providing an excellent opportunity for investors or first time buyers looking for a property requiring renovation. This home is ideally positioned for access to public transport links and local amenities, making it a practical choice for commuters or those seeking convenience.

The property offers two bedrooms: a double bedroom and a large single bedroom, catering well to a range of living arrangements. The bathroom features a shower over the bath. The extended kitchen includes useful dining space, ideal for family meals or entertaining. The property benefits from a single reception room with direct access to the garden, elevating the sense of indoor-outdoor living and providing a pleasant outlook.

Externally, the home features off street parking and a garage, offering both storage solutions and practicality. The garden provides scope for further enhancement, either for relaxation or entertaining.

This property is offered with no onward chain, streamlining the purchasing process and making it an appealing option for buyers wanting a straightforward transaction. With its potential for improvement and development, it stands as an ideal project for those seeking to add value or modernise a home to their own specification. Whether you're looking to invest or create a home tailored to personal requirements, this property represents a worthwhile opportunity.

## PROPERTY DESCRIPTION

**Entrance:**  
UPVC door to front.

**Livingroom:** 13'6" 4.16m (into Alcove) x 26'8" 8.19m  
UPVC French doors to front and storage.

**Kitchen/Diner:** 23'3" 7.12m x 25'6" 7.81m - L shape  
Wall and base units, 3 x UPVC windows, composite door, radiator and dining space.

**Stairs to landing:**  
Loft access.

**Bedroom One:** 16'5" 5.04m x 9'0" 2.75  
UPVC window, radiator and storage

**Bedroom Two:** 10'2" 3.13m x 7'7" 2.35m  
UPVC window and radiator.

**Bathroom:**  
Fully tiled, bath and shower, basin and vanity, low level WC, heated towel rail, UPVC window.

**Externally:**  
There are gardens to both front and rear of the property.  
Driveway for off street parking

## PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: Cable  
Mobile Signal Coverage Blackspot: NO  
Parking: Driveway

## MINING

The property is not known to be on a coalfield and not know 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

RY00007176.VS.EW.16.07.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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.

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