



## Westfield Avenue

### Crawcrook

- Semi Detached House
- Three Bedrooms
- Conservatory
- Gardens, Driveway & Garage
- No Onward Chain

**OIEO £ 175,000**



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# 8 Westfield Avenue

Crawcrook, NE40 4DR

PRESENTING A DELIGHTFUL SEMI-DETACHED HOUSE FOR SALE, OFFERING HUGE POTENTIAL FOR THOSE WILLING TO MODERNISE AND CREATE THEIR DREAM HOME. THIS PROPERTY IS WELL SUITED FOR FIRST-TIME BUYERS OR FAMILIES SEEKING TO PUT THEIR IMPRINT ON A NEW HOME.

THE PROPERTY COMPRISES OF THREE DOUBLE BEDROOMS, PROVIDING AMPLE SPACE FOR A GROWING FAMILY OR FOR SETTING UP A HOME OFFICE. THE BATHROOM IS WELL APPOINTED WITH A SEPARATE BATH AND SHOWER, OFFERING THE BEST OF BOTH WORLDS FOR THOSE WHO ENJOY A RELAXING SOAK OR A QUICK FRESHEN UP.

THE HEART OF THE HOME IS UNDOUBTEDLY THE KITCHEN, WHICH BENEFITS FROM AN ABUNDANCE OF NATURAL LIGHT AND IS EQUIPPED WITH A RANGE STYLE COOKER, PERFECT FOR THOSE WHO ENJOY HOME COOKING. LEADING OFF FROM THE KITCHEN, THE HOUSE FEATURES A SINGLE RECEPTION ROOM BOASTING A PLEASING GARDEN VIEW, IDEAL FOR ENTERTAINING GUESTS OR ENJOYING A QUIET EVENING IN.

EXTRA FEATURES OF THIS PROPERTY INCLUDE A CONSERVATORY, ADDING AN ADDITIONAL LIVING SPACE TO THE HOUSE, AND A DRIVEWAY WITH A GARAGE, PROVIDING OFF-STREET PARKING, A SOUGHT-AFTER FEATURE IN ANY LOCATION. THE HOUSE ALSO BENEFITS FROM A REAR GARDEN, A PERFECT OUTDOOR SPACE FOR CHILDREN TO PLAY OR FOR ENJOYING A SUMMER BBQ.

THE HOUSE IS CONVENIENTLY LOCATED WITH EASY ACCESS TO PUBLIC TRANSPORT LINKS, LOCAL AMENITIES AND NEARBY SCHOOLS, MAKING IT AN IDEAL LOCATION FOR FAMILIES. THIS PROPERTY IS AVAILABLE WITH NO ONWARD CHAIN, PROVIDING A STRAIGHTFORWARD BUYING PROCESS FOR THE NEW OWNERS. BOASTING A HOST OF FEATURES AND POTENTIAL, THIS HOUSE IS WAITING TO BECOME A WONDERFUL FAMILY HOME.

The accommodation:

Entrance:

UPVC door to the front, UPVC door to;

Kitchen: 11'11" 3.63m x 10'8" 3.285m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit, Range style cooker, integrated small fridge, integrated slimline dishwasher and radiator.

Lounge: 20'8" 6.30m into alcove x 11'4" 3.45m

Two sliding doors to conservatory, gas fire surround and radiator.

Conservatory:

Tiled floor and access to garden.

First Floor Landing:

UPVC window.

Bedroom One: 11'6" 3.51m x 11'2" 3.40m

UPVC window and radiator.

Bedroom Two: 14'9" 4.50m x 9'4" 2.84m

UPVC window and radiator.

Bedroom Three: 10'1" 3.07m x 12'5" 3.78m

UPVC window and radiator.

Bathroom:

UPVC window, bath, newly installed shower, low level wc, fully tiled and radiator.

Externally:

To the rear of the property there is an enclosed garden with access to the fields. To the front there is a driveway providing off street parking leading to 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: C

EPC RATING: D

RY00007142.VS.EW.17.06.2025.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 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

