



Beech Grove Terrace South

Crawcrook

- Terraced House
- Three Bedrooms
- Fully Refurbished
- Rear Yard & Front Garden
- No Onward Chain

Offers in excess of £130,000



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17 Beech Grove Terrace South

This property has been refurbished throughout and comes with no onward chain. This delightful dwelling offers a perfect blend of character and modern living, making it ideal for first-time buyers and families alike.

The property boasts three well-proportioned bedrooms. The first is a generous double room complete with built-in wardrobes, the second is another comfortable double room, and the third is a large single room, all offering ample living space.

The house benefits from a newly fitted bathroom, complete with contemporary fixtures, providing a tranquil space for relaxation. Serving the culinary enthusiast is a newly fitted kitchen, offering an array of units and work surfaces to cater for all your cooking needs.

Further enhancing the property's appeal are two distinct reception rooms. The first serves as a separate dining room, perfect for family meals or entertaining guests. The second reception room is a delightful space featuring large windows that flood the room with natural light, complemented by a charming fireplace that adds a cosy ambience to the room.

This property also benefits from a South facing rear yard and a front garden, providing ample outdoor space for enjoyment and leisure. Situated in a location with excellent public transport links, nearby schools, and local amenities, this home is not only a comfortable living space but also conveniently located.

Entrance

UPVC door to front, Radiator

Living Room 4.51m 14.9" (Into Alcove) x 3.45m 11.4"

UPVC Window to front, radiator, fire & surround

Dining Room 4.70m 15.5" x 3.38m 11.1"

UPVC Window to rear, radiator, storage under stairs

Kitchen 2.87m 9.5" x 2.08m 6.10"

Newly fitted wall and base units, sink and drainer, plumbing for washing machine, free standing cooker, UPVC window and UPVC door to yard

Bathroom

Newly fitted white bathroom suite, shower over bath, basin, low level wc, fully clad walls, Heated towel radiator and UPVC window

Stairs to Landing

UPVC Window, storage

Bedroom one 2.93m 9.7" (Plus wardrobes) x 3.44m 11.3"

UPVC window to rear, fitted wardrobes, radiator

Bedroom two 3.09m 10.1" x 3.41m 11.2"

UPVC Window to front, radiator

Bedroom three 2.40m 7.11" x 3.16m 10.4"

UPVC window to front, radiator

External

Enclosed Rear yard and front garden

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: Fibre

Mobile Signal Coverage Blackspot: NO

Parking: On Street

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

RY00007161/VS/VS/17.06.2025/V1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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