

## **Clifford Gardens**

Crawcrook

- Mid Terrace House
- Two Bedrooms
- Front Garden
- Rear Yard
- No Onward Chain

**OIEO £115,000** 







# 15 Clifford Gardens

Crawcrook, NE40 4UB

THIS NEUTRALLY DECORATED TERRACED PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS AND INVESTORS. SITUATED CONVENIENTLY CLOSE TO PUBLIC TRANSPORT LINKS AND A RANGE OF LOCAL AMENITIES, THE HOME PROVIDES BOTH COMFORT AND ACCESSIBILITY.

THE GROUND FLOOR FEATURES A RECEPTION ROOM WITH A FIREPLACE, OFFERING A WELCOMING SPACE TO RELAX OR ENTERTAIN GUESTS. THE WELL-PROPORTIONED KITCHEN INCLUDES AMPLE DINING SPACE, IDEAL FOR SHARED MEALS AND SOCIAL GATHERINGS.

UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS. THE MASTER BEDROOM BENEFITS FROM BUILT-IN WARDROBES, PROVIDING PLENTY OF STORAGE. THE SECOND BEDROOM IS ALSO GENEROUSLY SIZED, MAKING IT SUITABLE FOR A VARIETY OF USES. THE BATHROOM COMPRISES A SHOWER OVER THE BATH, BLENDING PRACTICALITY WITH COMFORT.

EXTERNALLY, THE PROPERTY INCLUDES A FRONT GARDEN, CONTRIBUTING TO THE KERB APPEAL, WHILE A REAR YARD PROVIDES ADDITIONAL OUTDOOR SPACE TO SUIT A RANGE OF NEEDS. OFFERED WITH NO ONWARD CHAIN, THIS HOME SIMPLIFIES THE PURCHASE PROCESS AND IS READY FOR IMMEDIATE OCCUPATION

OVERALL, THIS PROPERTY OFFERS FLEXIBLE ACCOMMODATION IN A WELL-CONNECTED LOCATION, MAKING IT A VERSATILE OPTION FOR A RANGE OF BUYERS.

The accommodation:

Entrance:

UPVC door and radiator.

Lounge:  $19'2''\ 3.84m$  into alcove x  $12'7''\ 3.84m$  into alcove UPVC window, electric fire with surround and radiator.

Kitchen: 15'11" 4.85m x 7'7" 2.31m

UPVC window, UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating Range style cooker, plumbed for washing machine, dining space and radiator.

Rear Porch:

UPVC door to the yard.

First Floor Landing:

Bedroom One: 12'10" 3.91m x 12'9" 3.89m into alcoves

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 12'8" 2.86m x 9'2" 2.79m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath with shower, low level wc, wash hand basin and radiator.

Externally:

There is a garden to the front and a yard to the rear.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS Broadband: OTHER

Mobile Signal Coverage Blackspot: NO

Parking: STREET PARKING

### 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

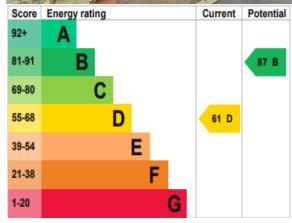
COUNCIL TAX BAND: A

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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.

16 Branches across the North-East

