



## St Agnes Villas

### Crawcrook

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Driveway
- Rear Garden

**Offers in excess of  
£165,000**



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# St Bees, St Agnes Villas Crawcrook, NE40 4NU

## PROPERTY DESCRIPTION

### The accommodation:

Presenting an immaculate semi-detached house, now available for sale, ideal for first-time buyers and families. This well-presented property offers a comfortable living environment and benefits from convenient access to public transport links, reputable nearby schools, and a range of local amenities.

The house features a lovely reception room, benefiting from large windows, providing the space with a bright and airy feel throughout the day. The recently fitted kitchen is elegantly finished, complemented by stylish wood countertops and abundant natural light. A thoughtfully designed dining space extension makes the kitchen ideal for family meals and entertaining.

With three bedrooms, the home comfortably accommodates a growing family or provides flexible arrangements for work-from-home needs. The principal bedroom is a spacious double, complete with built-in wardrobes for organised storage. The second bedroom is also a generous double, while the third bedroom offers a comfortable single, perfect for a child or use as a study.

A modern bathroom includes the added convenience of a shower over the bath, catering to busy mornings or restful evenings.

Externally, the property boasts off-street parking and a secure, enclosed rear garden—ideal for children to play in safety or enjoying outdoor dining. The attractive location, paired with the property's impeccable condition, makes this house an excellent option for those seeking a move-in-ready family home in a vibrant, well-connected community. Viewings are highly recommended to appreciate all that this property has to offer.

### Entrance:

UPVC door to the front and radiator.

Lounge: 13'11" 4.24m plus bay x 13'3" 4.04m into alcove  
UPVC window, under stairs storage and radiator.

Kitchen: 16'8" 5.08m x 7'7" 2.31m

Recently fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, space for free standing cooker, plumbed for washing machine an open plan to dining area

Dining Room: 13'9" 4.19m x 6'11" 2.11m

Two skylights, UPVC door to the garden, four UPVC windows and radiator.

### First Floor Landing:

UPVC window.

Bedroom One: 11'2" 3.40m x 8'1" 2.46m plus robes  
UPVC window, fitted wardrobes and radiator.

Bedroom Two: 10'7" 3.22m x 8'2" 2.48m  
UPVC widow and radiator.

Bedroom Three: 7'9" 2.36m x 8'2" 2.48m  
UPVC window and radiator.

### Bathroom:

UPVC window, bath with shower, low level wc, storage, part tiled and heated towel rail.

### Externally:

There is a driveway to the front providing off street parking. To the rear there is an enclosed south facing low maintenance garden.

## 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: D

RY00007238.VS.EW.29.08.2025.V.2.



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