



## Iris Terrace

### Crawcrook

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

**Auction Guide Price £ 85,000+**



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ROOK  
MATTHEWS  
SAYER

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# 3 Iris Terrace

## Crawcrook, NE40 4UD

AVAILABLE FOR SALE IS THIS THREE-BEDROOM TERRACED HOUSE, IDEALLY LOCATED WITH EASY ACCESS TO PUBLIC TRANSPORT LINKS AND A RANGE OF LOCAL AMENITIES. OFFERED WITH NO ONWARD CHAIN, THIS PROPERTY REPRESENTS A GREAT OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS LOOKING FOR A HOME THAT THEY CAN PUT THEIR OWN STAMP ON.

THE GROUND FLOOR FEATURES A SPACIOUS RECEPTION ROOM BENEFITTING FROM LARGE WINDOWS AND A FIREPLACE, CREATING A BRIGHT AND WELCOMING ATMOSPHERE. THE SEPARATE KITCHEN INCLUDES DINING SPACE AND OFFERS PLENTY OF POTENTIAL, READY FOR MODERNISATION TO SUIT PERSONAL PREFERENCES. A DOWNSTAIRS WC PROVIDES ADDED CONVENIENCE ON THE GROUND LEVEL.

UPSTAIRS, THE PROPERTY COMPRISES THREE BEDROOMS. THERE ARE TWO DOUBLE BEDROOMS, WITH THE MAIN BEDROOM OFFERING BUILT-IN STORAGE. THE THIRD BEDROOM IS A SPACIOUS SINGLE, WELL-SUITED FOR USE AS A BEDROOM OR HOME OFFICE. THE FAMILY BATHROOM IS EQUIPPED WITH A SHOWER OVER THE BATH.

OUTSIDE, THE PROPERTY OFFERS A FRONT GARDEN AND A REAR YARD, PROVIDING PRIVATE OUTDOOR SPACES FOR RELAXATION OR PRACTICAL USE.

WITH ITS GOOD LOCATION AND POTENTIAL FOR IMPROVEMENT, THIS PROPERTY IS A BLANK CANVAS THAT CAN BE TRANSFORMED INTO A COMFORTABLE FAMILY HOME OR A SOUND INVESTMENT. VIEWINGS ARE RECOMMENDED TO APPRECIATE THE SCOPE AND VALUE ON OFFER.

Entrance:

UPVC door to the front and radiator.

Lounge: 19'1" 5.82m x 11'10" 3.61m plus radiator

Two UPVC windows, fire with surround and two radiators.

Kitchen: 16'8" 5.08m max x 13'9" 4.19m max (L shaped)

Three UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, integrated gas hob, electric oven, plumbed for washing machine and radiator.

WC:

Low level wc.

Rear Porch:

UPVC door.

Bedroom One: 12'6" 3.81m x 12'0" 3.66m plus radiator

UPVC window, storage and radiator.

Bedroom Two: 11'4" 3.45m x 7'9" 2.36m

UPVC window and radiator.

Bedroom Three: 10'10" 3.30m x 6'8" 2.03m

UPVC window and radiator.

Bathroom:

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.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd.

Terms and conditions apply see website [www . Agents Property Auction . Com](http://www.agentspropertyauction.com)

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

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

EPC RATING: D

RY00007200.VS.EW.07.08.2025.V.1.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 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

