



## Mount View

### Crawcrook

- Mid Terrace House
- Two Bedrooms
- Ground Floor Shower Room
- Front Garden & Rear Yard
- Additonal Rented Garden

**OIEO £ 125,000**



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# 5 Mount View

Crawcrook, NE40 4EA

THIS WELL-PRESENTED TWO-BEDROOM TERRACED HOUSE IS OFFERED FOR SALE IN GOOD CONDITION AND IS PERFECT FOR FIRST-TIME BUYERS. THE PROPERTY ENJOYS A CONVENIENT LOCATION WITH EASY ACCESS TO PUBLIC TRANSPORT LINKS AND A WIDE RANGE OF LOCAL AMENITIES.

UPON ENTERING, YOU ARE WELCOMED INTO A SPACIOUS RECEPTION ROOM, WHICH FEATURES AN ATTRACTIVE INGLENOOK FIREPLACE AND OFFERS GARDEN VIEWS, CREATING A WARM AND INVITING ENVIRONMENT TO RELAX OR ENTERTAIN. THE PROPERTY RETAINS CHARMING PERIOD FEATURES THROUGHOUT, ADDING CHARACTER AND A SENSE OF HISTORY.

THE MODERN KITCHEN BOASTS AMPLE DINING SPACE, MAKING IT IDEAL FOR EVERYDAY FAMILY MEALS OR ENTERTAINING GUESTS. FROM HERE, YOU CAN EASILY ACCESS THE REAR YARD, WHICH COMES EQUIPPED WITH POWER OUTPUTS—A PRACTICAL ADDITION FOR THOSE WHO ENJOY OUTDOOR HOBBIES OR GARDENING.

UPSTAIRS, THERE ARE TWO GENEROUS DOUBLE BEDROOMS. THE MASTER BEDROOM OFFERS AMPLE SPACE FOR FURNISHINGS, WHILE THE SECOND DOUBLE BEDROOM PROVIDES FLEXIBILITY FOR GUESTS, CHILDREN, OR A HOME OFFICE SETUP. THE STYLISH SHOWER ROOM IS FINISHED TO A GOOD STANDARD, OFFERING BOTH COMFORT AND CONVENIENCE.

A PARTICULAR HIGHLIGHT OF THE PROPERTY IS THE LARGE GARDEN, AVAILABLE TO RENT PER ANNUM, PROVIDING VALUABLE OUTDOOR SPACE FOR RECREATION OR GARDENING ENTHUSIASTS. THIS ADDITIONAL AREA IS IDEAL FOR THOSE SEEKING EXTRA ROOM FOR OUTDOOR LIVING.

OVERALL, THIS PROPERTY COMBINES PERIOD CHARM WITH PRACTICAL LIVING SPACES, MAKING IT AN ATTRACTIVE CHOICE FOR BUYERS LOOKING TO SETTLE IN AN ACCESSIBLE AND PLEASANT AREA. EARLY VIEWING IS RECOMMENDED

#### Entrance:

Composite stable door to the front and radiator.

Lounge: 13'11" 4.24m x 12'8" 3.86m

UPVC window, Inglenook fireplace and radiator.

Kitchen: 14'3" 4.34m max x 9'2" 2.79m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl porcelain sink unit with drainer, integrated gas hob, electric oven, plumbed for washing machine and dining space.

#### Rear Entrance:

UPVC door to the yard.

#### Shower Room:

UPVC window, shower, low level wc, wash hand basin, part tiled and heated towel rail.

#### First Floor Landing:

UPVC window.

Bedroom One: 16'1" 4.90m x 12'1" 3.68m

UPVC window, fireplace and radiator.

Bedroom Two: 11'7" 3.53m x 9'5" 2.87m

UPVC window and radiator.

#### Externally:

There is a small gravelled garden to the front and a yard to the rear. There is also a large lawned garden with decked area which is leased for 10per annum.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ATREET 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: TBC

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EPC WILL GO HERE

**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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