



Beech Grove Court | Crawcrook | NE40 4DA

OIEO £215,000

 **3**  **1**  **2**

SEMI DETACHED

THREE BEDROOMS

CONSERVATORY

MEDIA WALL

EN SUITE

GARAGE

DOUBLE DRIVEWAY

REAR GARDEN WITH VIEWS

RMS | Rook
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THIS THREE-BEDROOM SEMI-DETACHED HOUSE IN THE POPULAR VILLAGE OF CRAWCROOK, OFFERING GOOD-CONDITION ACCOMMODATION THAT WORKS WELL FOR FIRST-TIME BUYERS AND FAMILIES ALIKE.

INSIDE, YOU'LL FIND A WELCOMING RECEPTION ROOM WITH LIVING AND DINING SPACE AND A MEDIA WALL, LEADING THROUGH TO A LARGE CONSERVATORY THAT ADDS VALUABLE EXTRA EVERYDAY LIVING AREA AND CONNECTS NICELY TO THE GARDENS. THE KITCHEN INCLUDES SOME INTEGRAL APPLIANCES, PROVIDING A PRACTICAL HUB TO THE HOME.

THERE ARE THREE DOUBLE BEDROOMS. THE MAIN BEDROOM BENEFITS FROM AN EN-SUITE AND BUILT-IN WARDROBES, WHILE THE SECOND BEDROOM ALSO FEATURES BUILT-IN STORAGE, HELPING TO KEEP SPACES TIDY AND ORGANISED. THE FULLY TILED BATHROOM SERVES THE REMAINING ROOMS.

OUTSIDE, THE PROPERTY OFFERS A DOUBLE DRIVEWAY, MAKING PARKING STRAIGHTFORWARD, ALONG WITH GARDENS AND PLEASANT TYNE VALLEY VIEWS, GIVING A SENSE OF OPENNESS.

CRAWCROOK HAS A RANGE OF LOCAL AMENITIES INCLUDING CONVENIENCE STORES, CAFÉS AND TAKEAWAYS, WITH FURTHER SHOPS AND SERVICES AVAILABLE IN NEARBY RYTON AND PRUDHOE. FAMILIES WILL APPRECIATE NEARBY SCHOOLS WITHIN THE LOCAL AREA. FOR GREEN SPACE, THERE ARE WALKS TOWARDS THE TYNE VALLEY AND ALONG THE RIVER, AS WELL AS LOCAL PARKS AND PLAY AREAS.

PUBLIC TRANSPORT LINKS INCLUDE REGULAR BUS SERVICES TOWARDS NEWCASTLE, HEXHAM AND SURROUNDING TOWNS. RAIL CONNECTIONS ARE AVAILABLE FROM PRUDHOE RAILWAY STATION, TYPICALLY OFFERING SERVICES TOWARDS NEWCASTLE AND CARLISLE. ROAD LINKS VIA THE A695 AND A1 PROVIDE ACCESS ACROSS TYNESIDE AND INTO NORTHUMBERLAND. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

The accommodation:

Entrance:

Composite door to the front, access to garage, solid wood flooring, door to hall with storage and radiator.

Kitchen:

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, tiled splash backs, integrated gas hob, electric oven and fridge.

Lounge: 22'2" 6.76m x 11'3" 3.43m

UPVC window, media wall, radiator and UPVC doors to;

Conservatory: 19'7" 5.97m x 9'4" 2.84m

UPVC Conservatory and UPVC French doors to the garden.

First Floor Landing:

UPVC window, loft access and radiator.

Bedroom One: 10'4" 3.15m plus robes x 8'6" 2.59m

UPVC window, fitted wardrobes and radiator.

En Suite:

UPVC window, large walk in shower, low level wc, wash hand basin, fully clad and heated towel rail.

Bedroom Two: 10'8" 3.25m x 9'6" 2.90m

UPVC window and radiator.

Bedroom Three: 9'5" 2.87m x 8'11" 2.72m

UPVC window, fitted wardrobes and radiator.

Bathroom:

UPVC window, bath, low level wc, wash hand basin, fully tiled and heated towel rail.

Externally:

There is a garden to the rear and a double driveway to the front providing off street parking leading to;

Garage:

With power, lighting and plumbed for washing machine.

There is an old allotment available for £15 per annum.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: BT

Mobile Signal Coverage Blackspot: No

Parking:

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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: C

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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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