



Shaftoe Close | Crawcrook | NE40 4UT

**£239,995**



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**LINK DETACHED**

**THREE BEDROOMS**

**KITCHEN DINER**

**GROUND FLOOR WC**

**UTILITY ROOM**

**DOUBLE DRIVEWAY**

**REAR GARDEN**

**NO CHAIN**

**RMS** | Rook  
Matthews  
Sayer

THIS THREE-BEDROOM LINK-DETACHED HOUSE IS FOR SALE IN A SOUGHT-AFTER RESIDENTIAL AREA OF CRAWCROOK, OFFERING PRACTICAL FAMILY ACCOMMODATION WITH CONVENIENT ACCESS TO LOCAL AMENITIES.

THE PROPERTY FEATURES A RECEPTION SPACE AND A KITCHEN WITH DINING AREA, PROVIDING A CENTRAL HUB FOR DAY-TO-DAY LIVING AND MEALTIMES. THERE IS ONE BATHROOM SERVING THE THREE BEDROOMS. EXTERNALLY, THE HOUSE BENEFITS FROM A DOUBLE DRIVEWAY, OFFERING OFF-STREET PARKING, AND A PRIVATE REAR GARDEN, SUITABLE FOR OUTDOOR SEATING OR PLAY SPACE. THE HOME HAS AN EPC RATING OF C AND FALLS WITHIN COUNCIL TAX BAND C.

THE LOCATION PLACES YOU WITHIN EASY REACH OF CRAWCROOKS LOCAL SHOPS, CAFÉS AND SERVICES AROUND THE VILLAGE. FAMILIES WILL FIND A CHOICE OF SCHOOLS IN AND AROUND THE AREA.

PUBLIC TRANSPORT LINKS INCLUDE BUS SERVICES TOWARDS NEWCASTLE UPON TYNE AND HEXHAM, WITH JOURNEY TIMES TO NEWCASTLE CITY CENTRE TYPICALLY AROUND 35-45 MINUTES DEPENDING ON ROUTE AND TRAFFIC. THE NEAREST RAIL CONNECTIONS ARE AVAILABLE FROM BLAYDON OR WYLAM STATIONS, BOTH REACHABLE BY A SHORT DRIVE, WITH TRAINS PROVIDING ACCESS TO NEWCASTLE AND CARLISLE. ROAD LINKS VIA THE A695 AND A1 OFFER FURTHER CONNECTIVITY ACROSS TYNESIDE AND THE WIDER REGION.

THIS FOR SALE LISTING REPRESENTS AN OPPORTUNITY TO PURCHASE A THREE-BEDROOM HOUSE ON A POPULAR OFFERED WITH NO ONWARD CHAIN.

#### Externally:

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

#### Storage:

Used to be a garage but can only be used for storage, with up and over door, power and lighting.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNKNOWN

Mobile Signal Coverage Blackspot: No

Parking: DRIVEWAY

#### 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: C

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#### The accommodation:

##### Porch:

UPVC door to the front and two UPVC windows.

##### Lounge: 18'2" 5.53m x 14'11" 4.55m max

UPVC window, electric fire with surround, under stairs storage cupboard, cloaks cupboard and two radiators.

##### Kitchen Diner: Extended 23'1" 7.04m x 12'5" 3.78m

Two UPVC windows, UPVC sliding doors, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink with drainer, space for free-standing cooker and dining space.

##### Utility Room:

Plumbed for washing machine and radiator.

##### WC:

Low level wc, wash hand basin and heated towel rail.

##### First Floor Landing:

UPVC window and radiator.

##### Bedroom One: 14'5" 4.39m x 8'8" 2.64m

UPVC window, fitted wardrobes and radiator.

##### Bedroom Two: 11'7" 3.53m x 8'8" 2.64m

UPVC window and radiator.

##### Bedroom Three: 9'9" 2.97m x 6'1" 1.85m

UPVC window, fitted wardrobes and radiator.

##### Bathroom:

Bath with shower, low level wc, wash hand basin, fully clad and heated towel rail.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Sayer





**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

**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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