



Bywell Close | Crawcrook | NE40 4XD

**OIEO £220,000**



**CORNER PLOT**

**THREE BEDROOMS**

**OPEN PLAN KITCHEN**

**DINING ROOM**

**UTILITY ROOM**

**EN SUITE**

**DRIVE & SMALL GARAGE**

**GARDENS**

**RMS** | Rook  
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A VERY WELL PRESENTED, THREE BEDROOM EXTENDED FAMILY HOME SITUATED ON A CORNER PLOT WITHIN THIS POPULAR ESTATE IN CRAWCROOK.

THE PROPERTY IS IN GOOD CONDITION AND OFFERS TWO RECEPTION ROOMS. THE MAIN RECEPTION IS OPEN-PLAN WITH LARGE WINDOWS, PROVIDING A BRIGHT AND FLEXIBLE LIVING AND DINING AREA. A SECOND, SEPARATE RECEPTION ROOM OFFERS ADDITIONAL LIVING SPACE. THE OPEN-PLAN KITCHEN BENEFITS FROM NATURAL LIGHT AND LINKS WELL WITH THE MAIN LIVING AREA. THERE IS ALSO A USEFUL UTILITY ROOM, A SMALL GARAGE SUITABLE FOR STORAGE, AND A DRIVEWAY. TO THE REAR, AN ENCLOSED GARDEN PROVIDES AN OUTDOOR SPACE SUITABLE FOR EVERYDAY USE.

UPSTAIRS, THERE ARE THREE DOUBLE BEDROOMS. ONE BEDROOM INCLUDES AN EN-SUITE, WHILE ANOTHER FEATURES BUILT-IN WARDROBES. THE MAIN BATHROOM IS FITTED WITH A SHOWER OVER BATH.

CRAWCROOK'S VILLAGE CENTRE, WITH ITS SELECTION OF SHOPS, CAFÉS AND EVERYDAY SERVICES, IS ACCESSIBLE BY WALKING, CAR OR LOCAL BUS ROUTES. NEARBY GREEN SPACES, INCLUDING RYTON WILLOWS LOCAL NATURE RESERVE AND RIVERSIDE WALKING PATHS ALONG THE TYNE, OFFER A RANGE OF WALKING ROUTES. LOCAL SCHOOLS IN AND AROUND RYTON AND CRAWCROOK MAKE THE AREA PRACTICAL FOR FAMILIES.

PUBLIC TRANSPORT LINKS INCLUDE NEARBY BUS SERVICES CONNECTING RYTON WITH NEWCASTLE UPON TYNE AND SURROUNDING AREAS. THE CLOSEST MAINLINE RAIL SERVICES ARE AVAILABLE FROM STATIONS SUCH AS BLAYDON AND WYLAM, WHICH PROVIDE ROUTES INTO NEWCASTLE, CARLISLE AND BEYOND, WITH TYPICAL JOURNEY TIMES TO NEWCASTLE FROM AROUND 15-20 MINUTES BY TRAIN. ROAD LINKS GIVE ACCESS TO THE A1 AND WIDER TYNESIDE, SUPPORTING COMMUTING BY CAR.

The accommodation:

Porch:  
Composite door to the front and UPVC window.

Lounge: 15'6" 4.72m x 14'10" 4.52m  
Two UPVC windows, open plan to;

Kitchen: 15'2" 4.62m x 11'4" 3.45m max  
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, gas hob and oven, integrated microwave, integrated fridge freezer, dishwasher and larder.

Dining Room: 19'10" 6.05m x 11'0" 3.35m  
UPVC window and radiator.

Utility Room:  
Fitted with wall and base units, plumbed for washing machine and fully clad.

Rear Porch:  
Composite door to the garden.

First Floor Landing:  
Loft access.

Bedroom One: 11'9" 3.58m x 11'4" 3.45m  
UPVC window and radiator.

Bedroom Two: 12'10" 3.91m x 9'5" 2.87m  
UPVC window, wardrobes and radiator.

En Suite:  
Large walk in shower with Mira digital shower, low level wc, vanity wash hand basin, fully clad and heated towel rail.

Bedroom Three: 11'9" 3.58m x 9'5" 2.87m  
Two UPVC windows, wardrobes and radiator.

Bathroom wc:  
Bath with shower, low level wc, vanity wash hand basin, storage, fully tiled and radiator.

Externally:  
There is a driveway to the front of the property providing off street parking. There are low maintenance gardens to all three sides of the property.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: No  
Parking: DRIVEWAY

#### MINING

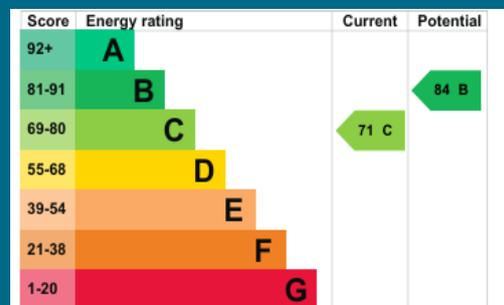
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that 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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