



Mollyfair Close | Crawcrook
NE40 4UZ

OIEO £60,000



FIRST FLOOR FLAT

ONE BEDROOM

PARKING

NO ONWARD CHAIN

RMS | Rook
Matthews
Sayer



THIS ONE-BEDROOM APARTMENT IS FOR SALE ON KEPIER CHARE IS PRESENTED IN IMMACULATE CONDITION, HAVING BEEN RECENTLY FULLY REFURBISHED. IT IS SUITED TO FIRST-TIME BUYERS AND INVESTORS, AND IS OFFERED WITH NO ONWARD CHAIN, IT MUST BE VIEWED TO FULLY APPERECIATE WHATS ON OFFER.

THE PROPERTY FEATURES AN OPEN-PLAN RECEPTION ROOM AND KITCHEN WITH A GARDEN VIEW, CREATING A PRACTICAL LIVING AND DINING AREA. IT ALSO INCLUDES INTEGRATED APPLIANCES, PROVIDING A MODERN AND EFFICIENT COOKING SPACE. THE BEDROOM OFFERS STORAGE SPACE, AND THERE IS A STYLISH SHOWER ROOM.

PARKING IS AVAILABLE, ADDING CONVENIENCE FOR RESIDENTS AND VISITORS.

RYTON AND CRAWCROOK OFFERS A RANGE OF LOCAL AMENITIES, INCLUDING EVERYDAY SHOPS, CAFÉS, AND SERVICES IN AND AROUND THE VILLAGE CENTRE. NEARBY GREEN SPACES SUCH AS RYTON WILLOWS AND LOCAL RIVERSIDE WALKS ALONG THE TYNE PROVIDE OPPORTUNITIES FOR OUTDOOR RECREATION.

PUBLIC TRANSPORT LINKS ARE ACCESSIBLE, WITH BUS SERVICES FROM RYTON CONNECTING TO NEWCASTLE UPON TYNE, GATESHEAD AND SURROUNDING AREAS. THESE ROUTES TYPICALLY PROVIDE JOURNEYS INTO NEWCASTLE CITY CENTRE IN AROUND 35-45 MINUTES, DEPENDING ON SERVICE AND TRAFFIC. FOR RAIL CONNECTIONS, RESIDENTS CAN USE NEARBY STATIONS SUCH AS BLAYDON OR WYLAM, WHICH OFFER SERVICES TOWARDS NEWCASTLE AND HEXHAM/CARLISLE, MAKING REGIONAL TRAVEL STRAIGHTFORWARD.

ROAD LINKS FROM RYTON PROVIDE ACCESS TO THE A1 AND A69 BY CAR, SUPPORTING COMMUTING TO MAJOR EMPLOYMENT CENTRES ACROSS TYNESIDE AND BEYOND.

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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The accommodation:

Entrance:
Communal entrance and stairs to first floor.

Kitchen/Living Space: 14'6" 4.42m x 10'9" 3.28m
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, tiled splash backs, integrated electric oven, induction hob and extractor hood, washing machine, under counter fridge freezer and electric heater.

Bedroom One; 9'9" 2.97m x 6'4" 1.93m
UPVC window.

Shower Room:
Large shower, wash hand basin, low level wc, and part tiled.

Externally:
There is communal parking.

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.

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Lift access to first floor

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 120 years from 1 January 1981

Ground Rent: £35 approximately every 6 months.

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COUNCIL TAX BAND: A

EPC RATING: D

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