Catkin Walk | Crawcrook | NE40 4XN

£230,000

3 2 1

SEMI-DETACHED

IMMACULATE

TWO RECEPION ROOMS

DRIVEWAY PARKING

KITCHEN/DINER

ENCLOSED REAR GARDEN

QUIET CUL-DE-SAC

ADDITIONAL STORAGE ROOM

RMS | Rook Matthews Sayer

A FANTASTIC THREE-BEDROOM SEMI-DETACHED HOUSE SITUATED IN A QUIET CUL-DE-SAC IN CRAWCROOK, RYTON IS OFFERED FOR SALE. PRESENTED IN IMMACULATE CONDITION, THIS HOME OFFERS PRACTICAL, WELL-PLANNED ACCOMMODATION SUITED TO A RANGE OF BUYERS.

THE GROUND FLOOR FEATURES TWO RECEPTION ROOMS, PROVIDING FLEXIBILITY FOR BOTH LIVING AND DINING OR A SEPARATE FAMILY ROOM/HOME OFFICE. AN OPEN PLAN KITCHEN/DINER FORMS THE HEART OF THE HOME, CREATING A SOCIABLE SPACE FOR EVERYDAY MEALS AND ENTERTAINING, WITH DIRECT ACCESS TO THE REAR GARDEN. THERE IS ALSO A USEFUL STORAGE ROOM ACCESSIBLE FROM OUTSIDE, ADDING TO THE OVERALL FUNCTIONALITY OF THE LAYOUT.

UPSTAIRS ARE THREE BEDROOMS, INCLUDING TWO DOUBLE BEDROOMS, AND A FAMILY BATHROOM. OUTSIDE, THE PROPERTY BENEFITS FROM A DRIVEWAY PROVIDING OFF-STREET PARKING, AND A REAR ENCLOSED GARDEN OFFERING A SECURE OUTDOOR AREA FOR RELAXATION AND PLAY.

CRAWCROOK OFFERS A RANGE OF LOCAL AMENITIES, INCLUDING VILLAGE SHOPS, CAFÉS AND EVERYDAY SERVICES, WITH FURTHER FACILITIES AVAILABLE IN NEARBY RYTON AND PRUDHOE. THERE ARE SEVERAL PRIMARY AND SECONDARY SCHOOLS IN THE WIDER AREA, MAKING THE LOCATION PRACTICAL FOR FAMILIES.

PUBLIC TRANSPORT LINKS INCLUDE LOCAL BUS SERVICES CONNECTING CRAWCROOK WITH RYTON, PRUDHOE, HEXHAM AND NEWCASTLE UPON TYNE. PRUDHOE RAILWAY STATION IS ACCESSIBLE BY A SHORT DRIVE OR BUS JOURNEY, PROVIDING SERVICES TOWARDS NEWCASTLE AND CARLISLE, WITH JOURNEYS TO NEWCASTLE CITY CENTRE TYPICALLY AROUND 20–25 MINUTES FROM PRUDHOE. ROAD LINKS VIA THE A695 AND A1(M) OFFER CONVENIENT ACCESS ACROSS TYNESIDE AND BEYOND.

NEARBY GREEN SPACES ALONG THE TYNE VALLEY PROVIDE OPPORTUNITIES FOR WALKING AND OUTDOOR ACTIVITIES

The accommodation:

Hallway:
Composite front door, radiator, door to lounge, reception room two, wc and stairs to the first floor.

WC:
Double glazed frosted UPVC window to the front, radiator, pedestal basin, low level wc wit push button cistern.

Lounge: 13'03 4.04m maximum x 13'11 4.24m maximum
Double glazed UPVC window to the front, radiator, coving to the ceiling, door to kitchen/diner.

Reception room two: 8'00 2.44m maximum x 10'10 3.30m
Double glazed UPVC window to the front and a radiator.

Kitchen/Diner: 9'05 2.87m x 16'06 5.03m
Double glazed UPVC French doors to the side allowing access to the rear garden, two double glazed UPVC windows to the rear, sink and drainer, integrated fridge freezer, integrated dish washer, plumbing for washing machine, storage cupboard and radiator.

Utility Room:
Access through UPVC door from rear garden, loft access to above garage storage.

First Floor Landing:
Double glazed UPVC window to the side, storage cupboard, loft access, doors to bedroom1, 2, 3 and the bathroom.

Bedroom One: 8'06 2.59m x 10'03 3.12 + wardrobes
Double glazed UPVC window to the front, fitted sliding wardrobes and radiator.

Bedroom Two: 8'11 2.72m x 10'11 3.33m
Double glazed UPVC window to the rear and radiator.

Bedroom Three: 7'02 2.18m x 7'09 2.36m
Double glazed UPVC window to the front and radiator.

Bathroom:
Double glazed frosted UPVC window to the rear, panelled bath with shower over, built in vanity sink and wc, heated towel rail and extractor.

Externally:
To the front of the property is a lawned garden and driveway providing off-street parking.
To the rear of the property is an enclosed lawned garden with patio, and access to the side of the property.

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.

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

Agents Note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: C
EPC RATING: C

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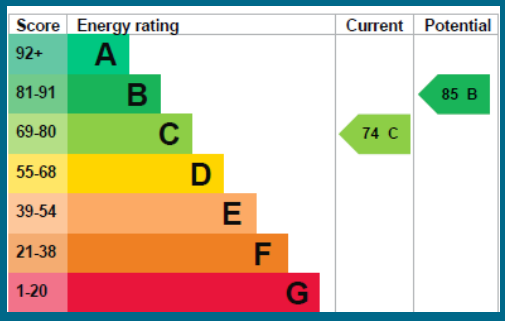

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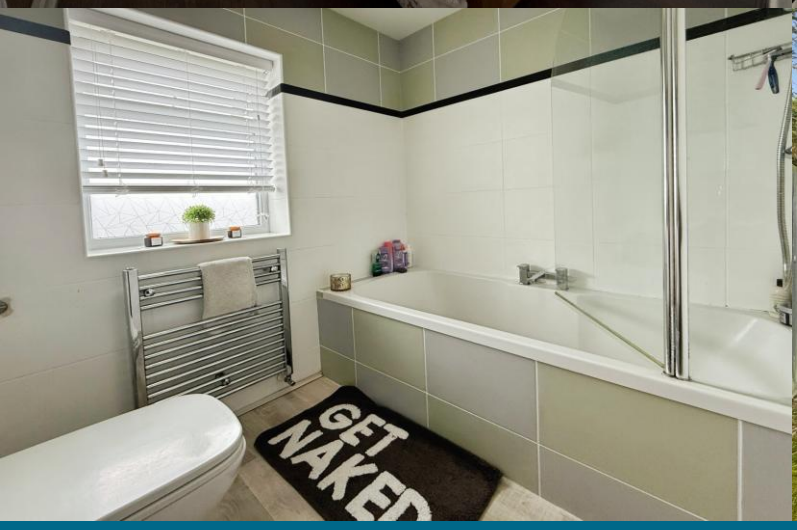

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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.

The Property Ombudsman

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