



## Bradley View Crawcrook

- Mid Terrace House
- Two Bedrooms
- Dining Kitchen
- Front Garden
- Rear Yard

**£ 125,000**



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# 16 Bradley View

Crawcrook, NE40 4EB

CHARMING MID TERRACE CHARACTER HOUSE TASTEFULLY IMPROVED IN RECENT YEARS.

THE LAYOUT COMPRISES; ENTRANCE HALLWAY, LOVELY LIVING ROOM WITH FEATURE BRICK LINED RECESS HOUSING CAST IRON WOOD BURNING STOVE, DINING KITCHEN WITH COMPREHENSIVE RANGE OF HIGH GLOSS FINISH, WALL AND FLOOR CABINETS WITH MATCHING WORK TOPS AND IDENTICAL SPLASH BACK PANELS INCORPORATING BUILT IN OVEN, HOB, EXTRACTOR AND DISHWASHER.

AT FIRST FLOOR THERE IS A LANDING, MAIN BEDROOM WITH BUILT IN WARDROBES AND OFFERING FINE DISTANT OUTLOOK, SECOND DOUBLE SIZED BEDROOM AND FULLY FITTED BATHROOM WC.

EXTERNALLY THERE IS A LAWNED FRONT GARDEN AND REAR YARD WITH PAINTED BOUNDARY BRICK WALL.

GAS CENTRALLY HEATED AND UPVC DOUBLE GLAZED THIS IMMACULATELY PRESENTED HOUSE SIMPLY MUST BE VIEWED.

The accommodation:

Entrance:

UPVC entrance door, stairs to first floor landing and coved cornice.

Lounge: 14'0" x 4.27m x 13'3" x 4.04m into alcove plus understairs recess

Double glazed window to the front, feature chimney breast with brick lined recess, tiled hearth and inset cast iron wood burning stove, TV point, coving to ceiling, herringbone finish flooring and period style radiator.

Dining Kitchen: 16'7" x 5.05m x 8'1" x 2.46m

Two double glazed windows to the rear, double glazed door to the rear, fitted with a range of matching high gloss wall and base units with work surfaces above, identical splashback panels, incorporating stainless steel sink unit with mixer tap, built in gas oven with hob and extractor fan above, integrated dishwasher and plumbed for washing machine.

First Floor Landing:

With loft access.

Bedroom One: 13'3" x 4.04m into alcove plus wardrobes x 11'10" x 3.61m

UPVC window to the front, lovely distant outlook, picture rail, coving to ceiling and radiator.

Bedroom Two: 10'11" x 3.33m x 9'11" x 3.02m

Double glazed window to the rear, feature painted ceiling, coving to ceiling and radiator.

Bathroom:

Double glazed frosted window to the rear, panelled bath with electric shower over, wash hand basin set in vanity unit, low level wc, coved cornice, tiled walls, wet board panelled ceiling and radiator.

Externally:

There is a garden to the front laid to lawn and a yard to the rear with painted brick boundary walls.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: NONE

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**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 relation to this property.

**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.

16 Branches across the North-East

