



Crawley Dene Powburn

- Freehold
- Two bedrooms
- Immaculately presented
- Garage and garden
- Open plan living space

Guide Price: £ 155,000



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23 Crawley Dene

Powburn, Alnwick, Northumberland NE66 4HA

This beautifully presented property offers well maintained and stylish rooms, with the bonus of off-street parking, garage, and gardens to the side. The arrangement of the accommodation in this detached building is effectively a first-floor apartment above two car-ports and a garage. An 'L' shape living space on the first floor consists of an open plan lounge, dining room and kitchen. Both bedrooms overlook the garden to the side, and there is a contemporary shower room off the landing. The integral garage to the right of the entrance door seen on the main photo is part of the property, and is also accessible from the entrance hall inside. The other two carports with a drive in-front belong to neighbouring properties. Buyers in search of a second home or 'bolthole' in rural Northumberland may be particularly interested in the property as the garden is low maintenance, and the location in Powburn is a great base for exploring the Northumberland National Park, and nearby towns of Alnwick and Wooler. The area is fantastic for those that enjoy walking and hiking in the Cheviots, as well as visits to the spectacular Northumberland Coast.

ENTRANCE HALL

Double glazed composite door, radiator, staircase to first floor, door to garage.

FIRST FLOOR LANDING

Double glazed window to rear, radiator, and loft access.

LOUNGE 16'3 x 11'7 (4.95m x 3.53m)

Double glazed windows to the front and side, radiators, laminate flooring, open to kitchen.

KITCHEN 8'7 x 7'1 (2.62m x 2.16m)

Double glazed window to side, fitted wall and base units incorporating a 1.5 porcelain sink, electric hob with extractor hood over, electric oven, space for dishwasher, space for fridge/freezer, part tiled walls, extractor fan, and laminate flooring.

BEDROOM ONE 11'7 x 9'1 (3.53m x 2.77m)

Double glazed window to side, and radiator.

BEDROOM TWO 12'9 x 6'2 (3.89m x 1.88m)

Double glazed windows to front and side, radiator, cupboard housing the boiler.

SHOWER ROOM

Double glazed frosted window to rear, tiled double shower with mains shower, close coupled W.C., glass wash hand basin on wooden stand with tiled splashback, heated towel rail/radiator, extractor fan, and shaver point.

GARAGE 18'5 x 8'5 (5.61m x 2.57m)

Electric roller door, door into the hall, power and lighting.

EXTERNALLY

There is a drive for parking in front of the garage. Side access gate to the tiered landscaped garden, the first level has a patio area and artificial grass, there are gradual steps leading to the next level which also artificial grass, then a gravelled area which leads to the decked area overlooking the garden.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: ADSL modem

Mobile Signal Coverage Blackspot: NO

Parking: Garage and driveway

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 conformation 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. The apartment extends over the top of two carport that are owned by neighbouring properties that are leasehold.

EPC RATING C

COUNCIL TAX BAND – C

AL008845/DM/DM/13.08.2024/V.1



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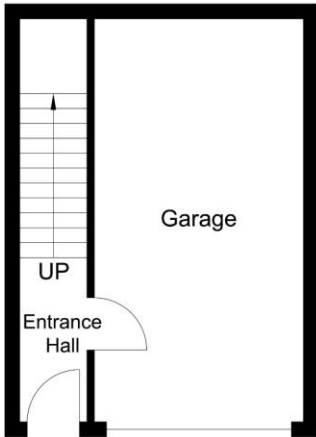
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16 Branches across the North-East

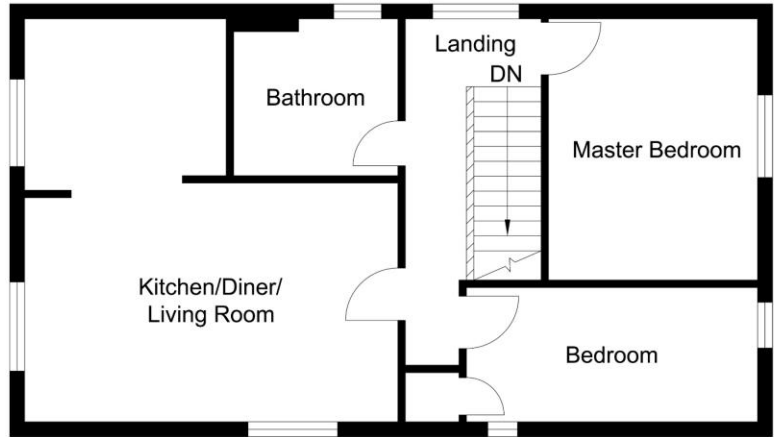


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Lower Ground Floor



Ground Floor

23 Crawley Dene

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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