



Horsley Avenue Crawcrook

- End Link House
- Three Bedrooms
- Kitchen Diner
- Gardens
- Garage in Block

£ 190,000



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84 Horsley Avenue

Crawcrook, NE40 4XH

THE SELLER IS IN THE PROCESS OF PURCHASING THE FREEHOLD, PROVIDING AN ADDED ADVANTAGE FOR FUTURE OWNERS. THIS PROPERTY, WITH ITS COMFORTABLE LIVING SPACES AND ADVANTAGEOUS LOCATION, OFFERS A WONDERFUL OPPORTUNITY FOR FAMILIES TO CREATE THEIR FOREVER HOME.

THIS WELL-PRESENTED SEMI-DETACHED PROPERTY IN A DESIRABLE LOCATION, BRIMMING WITH EXCELLENT TRANSPORT LINKS, NEARBY SCHOOLS, LOCAL AMENITIES, AND A STRONG LOCAL COMMUNITY. WITH ITS GOOD CONDITION AND HOMELY ATMOSPHERE, IT'S AN IDEAL PURCHASE FOR FAMILIES SEEKING A WARM AND INVITING HOME.

UPON ENTERING THE PROPERTY, YOU ARE WELCOMED INTO A SPACIOUS RECEPTION ROOM, BOASTING LARGE WINDOWS THAT FLOOD THE SPACE WITH NATURAL LIGHT AND A COZY FIREPLACE, PERFECT FOR THOSE COOLER EVENINGS. THIS ROOM CERTAINLY ACTS AS THE HEART OF THE HOME, OFFERING A WONDERFUL SPACE FOR BOTH RELAXATION AND ENTERTAINMENT.

THE PROPERTY BENEFITS FROM THREE WELL-PROPORTIONED BEDROOMS; TWO OF WHICH ARE DOUBLES AND THE THIRD A SINGLE, ALL FEATURING BUILT-IN WARDROBES PROVIDING AMPLE STORAGE SPACE. THESE BEDROOMS EXEMPLIFY COMFORT AND SIMPLICITY, MAKING THEM PERFECT FOR RESTFUL SLUMBER AFTER A LONG DAY.

MOVING ON TO THE KITCHEN, IT IS A NATURALLY LIT SPACE WITH ROOM FOR DINING, CREATING AN IDEAL SPOT FOR FAMILY MEALS. IT ALSO PROVIDES ACCESS TO THE GARDEN, ENHANCING THE CONNECTION BETWEEN INDOOR AND OUTDOOR LIVING AND ALLOWING NATURAL LIGHT TO PERMEATE THE SPACE.

EXTERNALLY, THE PROPERTY ENJOYS BOTH A FRONT AND REAR GARDEN, PERFECT FOR OUTDOOR ACTIVITIES OR AL FRESCO DINING DURING SUMMER MONTHS. IN ADDITION, OFF-STREET PARKING IS AVAILABLE, ADDING AN EXTRA LAYER OF CONVENIENCE TO THIS CHARMING HOME.

Porch:
UPVC door to the front, UPVC windows and wooden door to hallway.

Lounge: 18'5" 5.61m max x 14'3" 4.34m
UPVC window to the front, open staircase, electric fire with surround and two storage areas.

Kitchen Diner: 18'5" 5.61m x 8'4" 2.54m
UPVC window, UPVC French doors to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, integrated electric oven, microwave, ceramic hob, extractor hood and vertical radiator.

First Floor Landing:
UPVC window.

Bedroom One: 12'7" 3.84m x 9'7" 2.92m
UPVC window, fitted wardrobes and radiator.

Bedroom Two: 10'0" 3.05m x 9'6" 2.90m
UPVC window, fitted wardrobes and radiator.

Bedroom Three: 8'6" 2.59m x 8'0" 2.44m
UPVC window, fitted wardrobes and radiator.

Bathroom wc:
UPVC window, bath with shower, low level wc, wash hand basin, fully tiled and heated towel rail.

Externally:
There are gardens to both the front and the rear of the property, there is a garden shed and a garage situated in a separate block.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: GARAGE

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

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: 99 years from 1 April 1971
Ground Rent: £20 per annum

N.B. The vendor is in the process of purchasing the Freehold. Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

COUNCIL TAX BAND: B

EPC RATING: C

RY00006863.VS.EW.08.07.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	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.

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