



Butterfield Close Crawcrook

- Semi Detached House
- Two Bedrooms
- Gardens
- Driveway
- No Onward Chain

OIEO £ 150,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

24 Butterfield Close

Crawcrook, NE40 4UU

This attractive semi-detached house is currently listed for sale and is in a good condition, ready to welcome its new owners. The property features two spacious double bedrooms, offering ample space for couples or first-time buyers.

The house has a single, open-plan reception room, providing a fantastic setting for entertaining guests or simply relaxing. Complementing this is an open-plan kitchen, recently refurbished with modern fittings and finishes, enhancing the overall appeal of the property.

One of the standout features of this property is the large rear garden, offering a perfect place to unwind or host summer barbecues. A driveway accompanies the property, providing off-street parking, a valuable asset for any homeowner.

Located near local amenities and schools, this property offers a prime location for those seeking convenience at their doorstep. With no onward chain, the process of moving in could be smoother and faster.

This semi-detached house presents a fantastic opportunity for those looking to step onto the property ladder or couples in search of their first shared home. The charm and potential of this property, combined with its desirable location, make it an opportunity not to be missed.

Porch

UPVC Door to front

Living Room 3.53m 11.7" x 3.72m 12.2"

UPVC Bow window to front, radiator, storage under stairs, open plan to Kitchen Dining space

Kitchen/Dining Space 4.02m 13.2" x 3.49m 11.5"

Wall and base units, integrated electric hob, oven and extractor fan. Plumbing for washing machine, stainless steel sink. UPVC window and UPVC door to garden

Stairs to Landing

Loft Access

Bedroom One 2.88m 9.5"(Plus wardrobes) x 3.35m 11.0"

UPVC window, radiator

Bedroom Two 2.57m 8.5" x 3.15m 11.6"

UPVC Window, Radiator

Bathroom

Part tiled, bath with shower, LLWC, Basin, Heated Towel Radiator, UPVC Window

External

Garden and Driveway to front

Large rear garden with lawn, decking and gravelled areas

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: 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 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: B

EPC RATING: TBC

RY00006959.VS.EW.07.11.2024.V.1.



Epc will go here

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

