



# Clara View

## Crawcrook

- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- En Suite to Master Bedroom
- Gardens, Driveway & Garage

**OIEO £ 210,000**



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# 28 Clara View

## Crawcrook, NE40 4QD

THIS SEMI-DETACHED PROPERTY IS CURRENTLY ON THE MARKET AND IN GOOD CONDITION, READY FOR A NEW OWNER TO ADD THEIR PERSONAL TOUCH. IDEAL FOR FAMILIES OR COUPLES, THE HOUSE IS LOCATED IN A VIBRANT AREA WITH NEARBY SCHOOLS, BEAUTIFUL GREEN SPACES, AND A STRONG LOCAL COMMUNITY.

THE PROPERTY OFFERS THREE BEDROOMS, A MODERN AND OPEN-PLAN KITCHEN, A RECEPTION ROOM, AND A BATHROOM. THE MASTER BEDROOM IS A SPACIOUS DOUBLE WITH AN EN-SUITE FOR ADDED COMFORT AND CONVENIENCE. THE SECOND BEDROOM IS ALSO A DOUBLE, OFFERING PLENTY OF ROOM FOR RESIDENTS OR GUESTS. THE THIRD BEDROOM IS A SINGLE, PERFECT FOR A CHILD'S ROOM OR A HOME OFFICE.

IN TERMS OF LIVING SPACES, THE PROPERTY BOASTS A RECEPTION ROOM, PERFECT FOR RELAXING OR ENTERTAINING GUESTS. THE KITCHEN IS ONE OF THE HIGHLIGHTS OF THE HOUSE, FEATURING AN OPEN-PLAN LAYOUT, MODERN APPLIANCES, AND FRENCH DOORS LEADING OUT TO THE GARDEN. THIS CREATES A LOVELY INDOOR-OUTDOOR FLOW AND BRINGS PLENTY OF NATURAL LIGHT INTO THE SPACE.

THE BATHROOM IS FITTED WITH A HEATED TOWEL RAIL, ADDING A TOUCH OF LUXURY TO YOUR DAILY ROUTINE. AND FOR THOSE WHO NEED SOME ADDITIONAL STORAGE OR PARKING SPACE, THE PROPERTY COMES WITH A GARAGE AND DRIVEWAY.

ALL IN ALL, THIS SEMI-DETACHED HOUSE OFFERS A GREAT MIX OF COMFORT, FUNCTIONALITY, AND POTENTIAL. WHETHER YOU'RE A YOUNG FAMILY OR A COUPLE LOOKING TO SETTLE DOWN, THIS COULD BE THE PERFECT PROPERTY FOR YOU. The accommodation:

**Entrance:**  
Composite door to the front and radiator.

**Lounge:** 13'11" 4.24m x 12'1" 3.68m  
UPVC window and radiator.

**WC:**  
Low level wc, wash hand basin and radiator.

**Kitchen Diner:** 15'5" 4.70m x 9'5" 2.87m  
UPVC French doors and window to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink and drainer, integrated oven, hob and grill, integrated fridge freezer, washing machine and dishwasher, under stairs storage and radiator.

**First Floor Landing:**  
Radiator.

**Bedroom One:** 12'2" 3.71m into alcove x 9'3" 2.82m  
UPVC window and radiator.

**En Suite:**  
UPVC window, shower, low level wc, wash hand basin, part tiled and heated towel rail.

**Bedroom Two:** 10'10" 3.30m x 8'7" 2.62m  
UPVC window and radiator.

**Bedroom Three:** 11'7" 3.53m x 6'7" 2.00m  
UPVC window and radiator.

**Bathroom wc:**  
Bath, shower, low level wc, wash hand basin and heated towel rail.

**Externally:**  
There are gardens to both the front and rear of the property. There is a driveway to the front providing off street parking leading to a garage.

#### 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: C

EPC RATING: B

RY0006827.VS.EW.21.05.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	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.

16 Branches across the North-East

