



## Horsley Avenue Crawcrook

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Garden, Driveway & Garage
- No Onward Chain

**£ 185,000**



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# 94 Horsley Avenue

Crawcrook, NE40 4XH

This semi-detached house is currently listed for sale and is in good condition. It's the perfect property for families, with a variety of local amenities nearby including excellent public transport links and schools. This comfortable home provides plenty of space for a growing family with three well-sized bedrooms. The first bedroom is a double, equipped with built-in wardrobes, ideal for those with a large clothing collection. The second bedroom is also a double, offering space and flexibility. The third bedroom is a single, perfect for a child or could alternatively be used as a home office.

The property boasts a well-equipped kitchen with a convenient breakfast area for casual dining and integrated appliances, ensuring you have all the necessary equipment within reach. There is one reception room that features large windows, providing a flood of natural light into the space and creating a bright and welcoming atmosphere. The reception room also offers access to a garden, perfect for summer barbecues and outdoor entertaining.

There is a garage and driveway, providing off-street parking and additional storage space. The house also benefits from front and rear gardens, offering a safe play area for children or a tranquil space for adults to relax in.

A key advantage of this property is that it comes with no onward chain, simplifying the buying process and allowing you to move in more quickly. Overall, this semi-detached house promises to be a wonderful family home.

**Porch:**  
UPVC door to the front and wooden door to;

**Hallway:**  
Two storage cupboards and radiator.

**Lounge:** 13'9" 4.19m x 12'4" 3.76m  
UPVC window to the front, fire with surround, radiator and open plan to;

**Dining Room:** 8'7" 2.62m x 8'4" 2.54m  
UPVC sliding doors to the rear.

**Kitchen:** 9'8" 2.95m x 8'5" 2.57m  
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, integrated gas hob, electric oven, Breakfast bar and radiator.

**Utility Room:**  
UPVC window and door to the rear, plumbed for washing machine, access to garage and radiator.

**First Floor Landing:**  
UPVC window and storage.

**Bedroom One:** 12'8" 3.86m x 7'9" 2.36m plus robes  
UPVC window, fitted wardrobes and radiator.

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

**Bedroom Three:** 8'6" 2.59m x 8'1" 2.46m  
UPVC window and radiator.

**Shower Room:**  
UPVC window, walk in shower, vanity wash hand basin, low level wc, fully tiled and radiator.

**Externally:**  
To the rear of the property there is a South facing garden and to the front a driveway providing off street parking leading to a garage.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: UNKNOWN  
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:** C

RY00003242.VS.EW.27.11.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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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