



Clara View Crawcrook

- Semi Detached House
- Three Bedrooms
- En Suite to Master
- Gardens
- Driveway & Garage

OIEO £ 210,000



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ROOK
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30 Clara View

Crawcrook, NE40 4QD

PRESENTING A SEMI-DETACHED HOUSE FOR SALE, PRISTINE IN CONDITION. THIS PROPERTY IS A PERFECT FIT FOR FIRST-TIME BUYERS OR FAMILIES LOOKING FOR A NEW HOME.

THE HOUSE COMPRISES THREE BEDROOMS, A RECEPTION ROOM, A FAMILY BATHROOM, AND A KITCHEN. THE FIRST BEDROOM IS A SPACIOUS DOUBLE ROOM WITH AN EN-SUITE, OFFERING ADDITIONAL PRIVACY AND COMFORT. THE SECOND BEDROOM IS ALSO A DOUBLE, PROVIDING AMPLE SPACE, WHILE THE THIRD IS A COSY SINGLE ROOM, IDEAL FOR A CHILD'S ROOM OR A HOME OFFICE.

THE BATHROOM IS DESIGNED FOR THE WHOLE FAMILY, WITH PRACTICAL FEATURES TO CATER TO EVERYONE'S NEEDS. IT'S THE PERFECT PLACE TO UNWIND AFTER A LONG DAY.

THE KITCHEN IS A CHEF'S DELIGHT, FILLED WITH NATURAL LIGHT AND EQUIPPED WITH INTEGRATED APPLIANCES. IT ALSO DOUBLES AS A DINING SPACE, MAKING IT A HUB FOR FAMILY MEALS AND GATHERINGS.

THE RECEPTION ROOM IS A WELCOMING SPACE, WITH ACCESS TO A SOUTH-FACING GARDEN, PERFECT FOR OUTDOOR ACTIVITIES OR SUMMER BARBECUES. THIS ROOM COULD BE YOUR FAMILY'S FAVOURITE SPOT FOR LEISURELY AFTERNOONS OR ENTERTAINING GUESTS.

ADDING TO THE PROPERTY'S APPEAL IS A LARGE SOUTH-FACING GARDEN WHICH PROMISES SUN-FILLED DAYS AND PEACEFUL VIEWS. FOR THOSE WHO DRIVE, THERE'S A GARAGE AND DRIVEWAY PROVIDING SECURE OFF-ROAD PARKING.

IN IMMACULATE CONDITION, THIS HOUSE IS MORE THAN JUST A HOME. IT'S A LIFESTYLE WAITING TO BE EXPERIENCED.

Entrance:

Composite door to the front, under stairs storage, tiled floor and radiator.

WC:

Low level wc, wash hand basin and radiator.

Kitchen:

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, integrated gas hob, integrated double electric oven, integrated dishwasher, fridge freezer and washing machine, tiled space, dining space and radiator.

Lounge:

UPVC French doors to the rear and radiator.

First Floor Landing:

Radiator.

Bedroom One:

UPVC window and radiator.

En Suite:

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

Bedroom Two:

UPVC window and radiator.

Bedroom Three:

UPVC window and radiator.

Bathroom wc:

Bath, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:

To the rear of the property there is an enclosed South facing garden. To the front there is a garden and a driveway 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

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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

