

Clara View Crawcrook

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

OIEO £ 210,000







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 A SOA 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 srtorage, tiled floor and radiator.

wc.

Low level wc, wash hand absin 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

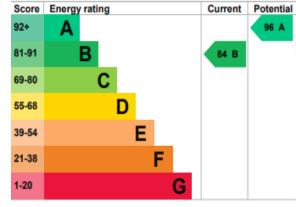
EPC RATING: B

RY00007036.VS.EW.18.02.2025.V.1.









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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

