



Fell View Crawcrook

- Detached Bungalow
- Two Reception Rooms
- Driveway & Double Garage
- Front & Rear Gardens
- No Onward Chain

OIEO £ 230,000



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

ROOK
MATTHEWS
SAYER

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

Whinholme, Fell View

Crawcrook, NE40 4DY

THIS DETACHED BUNGALOW IS CURRENTLY AVAILABLE FOR SALE AND WHILE IT DOES NEED SOME MODERNISING, IT CERTAINLY PRESENTS AN OPPORTUNITY TO CREATE A DREAM HOME TAILORED TO YOUR PERSONAL TASTES. THE PROPERTY BOASTS TWO COMFORTABLE RECEPTION ROOMS THAT PROVIDE AMPLE SPACE FOR RELAXATION AND SOCIALISING. THE FIRST RECEPTION ROOM IS NOTABLE FOR ITS LARGE WINDOWS WHICH ENSURE PLENTY OF NATURAL LIGHT THROUGHOUT THE DAY, WHILE THE CLASSIC FIREPLACE ADDS A COSY, HOMELY TOUCH. THE SECOND RECEPTION ROOM IS SEPARATE, OFFERING A PRIVATE AREA FOR DINING OR HOBBIES.

THE PROPERTY ALSO INCLUDES TWO BEDROOMS, EACH OF WHICH COMES FITTED WITH BUILT-IN WARDROBES, PROVIDING PRACTICAL STORAGE SOLUTIONS AND MAXIMISING THE SPACE AVAILABLE. THE KITCHEN AREA IS COMPLEMENTED BY A DINING SPACE, PERFECT FOR FAMILY MEALS OR ENTERTAINING GUESTS.

ONE OF THE KEY ASSETS OF THIS PROPERTY IS ITS LARGE DOUBLE GARAGE, COMPLETE WITH A GENEROUS DRIVEWAY, PROVIDING AMPLE OFF-STREET PARKING. ADDED TO THIS, THERE'S NO ONWARD CHAIN TO WORRY ABOUT, SIMPLIFYING THE BUYING PROCESS. THE BUNGALOW IS SET WITHIN ITS OWN FRONT AND REAR GARDENS, OFFERING PLENTY OF OUTDOOR SPACE TO ENJOY.

IN TERMS OF LOCATION, THE PROPERTY IS CONVENIENTLY POSITIONED CLOSE TO PUBLIC TRANSPORT LINKS, MAKING COMMUTING AND GENERAL TRAVEL EASY. LOCAL AMENITIES ARE ALSO WITHIN EASY REACH, ENSURING EVERY DAY ESSENTIALS ARE NEVER FAR AWAY. THIS PROPERTY, WITH ITS POTENTIAL AND CONVENIENT LOCATION, IS AN OPPORTUNITY NOT TO BE MISSED.

The accommodation:

UPVC door to the front leading to wide hallway with radiator.

Lounge: 13'5" 4.09m x 11'5" 3.48m into alcove plus bay
UPVC bow window to the front, gas fire with surround and radiator.

Dining Room: 11'11" 3.63m x 9'6" 2.90m
UPVC window and radiator.

Kitchen: 11'0" 3.35m x 10'0" 3.05m
Two UPVC windows, fitted with a range of matching wall and base units incorporating one and a half bowl sink unit with drainer, integrated hob, electric oven and radiator.

Rear Porch: 11'6" 3.51m x 6'10" 2.08m
UPVC windows, Two UPVC doors, one to the driveway and one to the garden, access to the garage.

Bedroom One: 11'5" 3.48m x 8'2" 2.48m plus robes
UPVC window to the front, fitted wardrobes and radiator.

Bedroom Two: 11'9" 3.58m x 11'5" 3.48m
UPVC window, fitted wardrobes and radiator.

Bathroom:
Window, bath with shower, low level wc, wash hand basin, fully tiled and heated towel rail.

Externally:
The property benefits from front and rear gardens and a substantial driveway providing off street parking.

Garage:
With double doors, workbench, sink and plumbed for washing machine.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY

Agents Note:

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take necessary steps to advise accordingly.

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: D

EPC RATING: TBC
RY00007032.VS.EW.20.02.2025.V.2.



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

