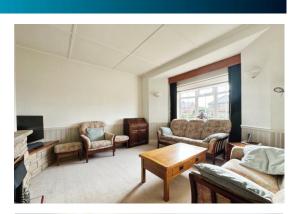


Fell View Crawcrook

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

OIEO £ 230,000







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

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.

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

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

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.

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.

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

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EPC WILL GO HERE

oortant Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this prop t these particulars are produced in good faith, are set out as a general guide only and do not constitu measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are ad measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or service interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the verification from their solicitor. No persons in the employment of RMS has any authority to make or give a

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we old 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 coelectronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

