



## Hawthorn Terrace

Crawcrook

- Mid Terrace House
- Two Bedrooms
- Dining Kitchen
- Front Garden & Rear Yard
- Street Parking

**£ 120,000**



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ROOK  
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# 2 Hawthorn Terrace

Crawcrook, NE40 4EW

WE ARE DELIGHTED TO PRESENT THIS CHARMING TERRACED HOUSE, CURRENTLY LISTED FOR SALE AND IN GOOD CONDITION. THIS PROPERTY IS A STONE-BUILT COTTAGE, BRINGING A UNIQUE AND INVITING CHARACTER THAT IS SURE TO CHARM ANY PROSPECTIVE BUYER.

THE PROPERTY FEATURES ONE RECEPTION ROOM, A COSY SPACE WHERE YOU CAN RELAX AND UNWIND, WITH THE ADDED FEATURE OF A FIREPLACE CREATING A WARM AND WELCOMING ATMOSPHERE. THIS HOUSE ALSO BOASTS A KITCHEN THAT INCLUDES A DINING AREA, PROVIDING A GREAT SPACE FOR FAMILY MEALS AND ENTERTAINING GUESTS.

THE HOUSE COMPRISES OF TWO DOUBLE BEDROOMS, OFFERING AMPLE SPACE FOR FURNITURE ARRANGEMENT. THE PROPERTY IS COMPLETED BY A PRACTICAL BATHROOM EQUIPPED WITH A SHOWER OVER THE BATH, ENSURING ALL YOUR NEEDS ARE MET.

LOCATED CLOSE TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES, THE LOCATION IS AS CONVENIENT AS IT IS APPEALING. THIS SETTING COMBINES THE BENEFITS OF COMMUNITY LIVING WITH THE ADVANTAGES OF EASY ACCESS TO THE WIDER AREA, MAKING IT AN IDEAL CHOICE FOR FIRST-TIME BUYERS.

THIS HOUSE ALSO FEATURES A REAR YARD, OFFERING A LOVELY OUTDOOR SPACE FOR RELAXATION OR SOCIALISING IN THE WARMER MONTHS.

IN SUMMARY, THIS TWO-BEDROOM TERRACED HOUSE, WITH ITS GOOD CONDITION AND CONVENIENT LOCATION, OFFERS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS SEEKING TO STEP ONTO THE PROPERTY LADDER. WITH ITS STONE-BUILT CHARM AND PRACTICAL FEATURES, THIS COULD VERY WELL BE THE PERFECT PLACE TO CALL HOME.

The accommodation:

Entrance:

UPVC external door to the front and stairs to first floor.

Lounge: 14'0" 4.27m x 13'4" 4.06m into alcove

UPVC window, under stairs storage and radiator.

Dining Kitchen: 16'8" 5.08m x 7'7" 2.31m

Two UPVC windows, UPVC external door, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink with drainer, integrated electric cooker with extractor hood, integrated under counter fridge freezer and radiator.

First Floor Landing:

Bedroom One: 13'5" 4.09m into alcove x 12'6" 3.8m

UPVC widow, fireplace with surround, storage and radiator.

Bedroom Two: 10'4" 3.15m into alcove x 9'1" 2.77m

UPVC window and radiator.

Bathroom wc:

UPVC window, bat with electric shower over, low level wc and wash hand basin built in unit and heated towel rail.

Externally:

There is a garden to the front and a yard to the rear with steps down from the external door and a storage shed. There is street parking.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: STREET

## 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: A

EPC RATING: D

RY00000125.VS.EW.25.03.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 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

