



Kepier Chare, Crawcrook, Ryton

£210,000 Offers in Excess Of

MICHELLE ROPER

EXPERIENCE
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Kepier Chare

Crawcrook, Ryton, NE40 4UY

Superbly appointed 3 Bedroom, 2 Reception, Extended End-Link Terraced House on Kepier Chare in the sought after location of Crawcrook, Ryton.

Offering Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory and Garage to the Ground Floor with First Floor offering Master Bedroom with En-Suite, Bedrooms 2 & 3 and Bathroom. Externally the property has well maintained gardens to front and rear and benefits from a paved driveway leading to Single Integral Garage. Situated within Crawcrook, the property is a short distance away from local amenities, including coffee shops, restaurants and Coop. The property is situated for good public transport and road links.

Early Viewing is Highly recommended

Price: £210,000 Offers in Excess Of



Entrance Hall

Through the double glazed door of this beautifully appointed Semi-Detached House we enter into the Hallway. Ahead a carpeted staircase leads to first floor accommodation. To the left, the Hall provides access to Lounge. The room features wood flooring underfoot.

Lounge

Situated to the front of the property is the light and airy Lounge. A double glazed angled bay window looks to front elevation, underneath which sits a single radiator. A door ahead provides access to the Kitchen and the room features a further single radiator and wood flooring underfoot.

Kitchen

The Kitchen is situated to the rear of the property and benefits from a range of Beech wall and base units with complementary over-top work-surfaces. A stainless steel sink with drainer and mixer tap sits beneath a double glazed window to Conservatory. Integrated appliances include a Zanussi electric oven and hob with overhead extractor hood and dishwasher. A door to the left provides access to the Dining Room and ahead a door leads to the Conservatory. The room features recessed spotlighting to ceiling and wood flooring underfoot.



Dining Room

The Dining Room is conveniently situated off the Kitchen. A double glazed door provides access to the private rear garden. To the left a door leads to integral Garage. The room features two single radiator and wood flooring underfoot.

Conservatory

The addition of the Conservatory provides a lovely space to retreat to and enjoy the outdoors in. The spacious room enjoys views of the rear garden with double glazed door to the left providing access to the garden.



First Floor Landing

Extremely spacious, providing access to Master Bedroom, Bedrooms 2 & 3 and Family Bathroom. The Landing features carpet underfoot.

Master Bedroom

The Master Bedroom is situated to the rear of the property, a double glazed window looks to rear elevation, underneath which sits a single radiator. The room features fitted wardrobes to the left. A further window looks to front elevation and the room benefits from carpet underfoot. A door provides access to En-Suite Shower room.

Ensuite Shower-room

The Shower room consists of a three piece suite comprising of a shower cubicle with over-head shower, corner pedestal wash hand basin and low level WC. The room features an opaque double glazed window to side elevation, single radiator and cushioned floor underfoot.

Bedroom 2

Bedroom 2 is situated to the rear of the property. A double glazed windows looks to rear elevation underneath which sits a single radiator and the room features carpet underfoot.



Bedroom 3

Bedroom 3 is situated to the front of the property and features a double glazed window to front elevation, underneath which sits a single radiator. The room features carpet underfoot.

Bathroom

The Bathroom consists of a four piece suite comprising of a tiled Bath, shower cubicle with overhead shower and glass door, pedestal wash hand basin and low level WC. An opaque double glazed window looks to front elevation and the room features a chrome heated towel radiator, contemporary tiling to walls and complimentary wood floor underfoot.

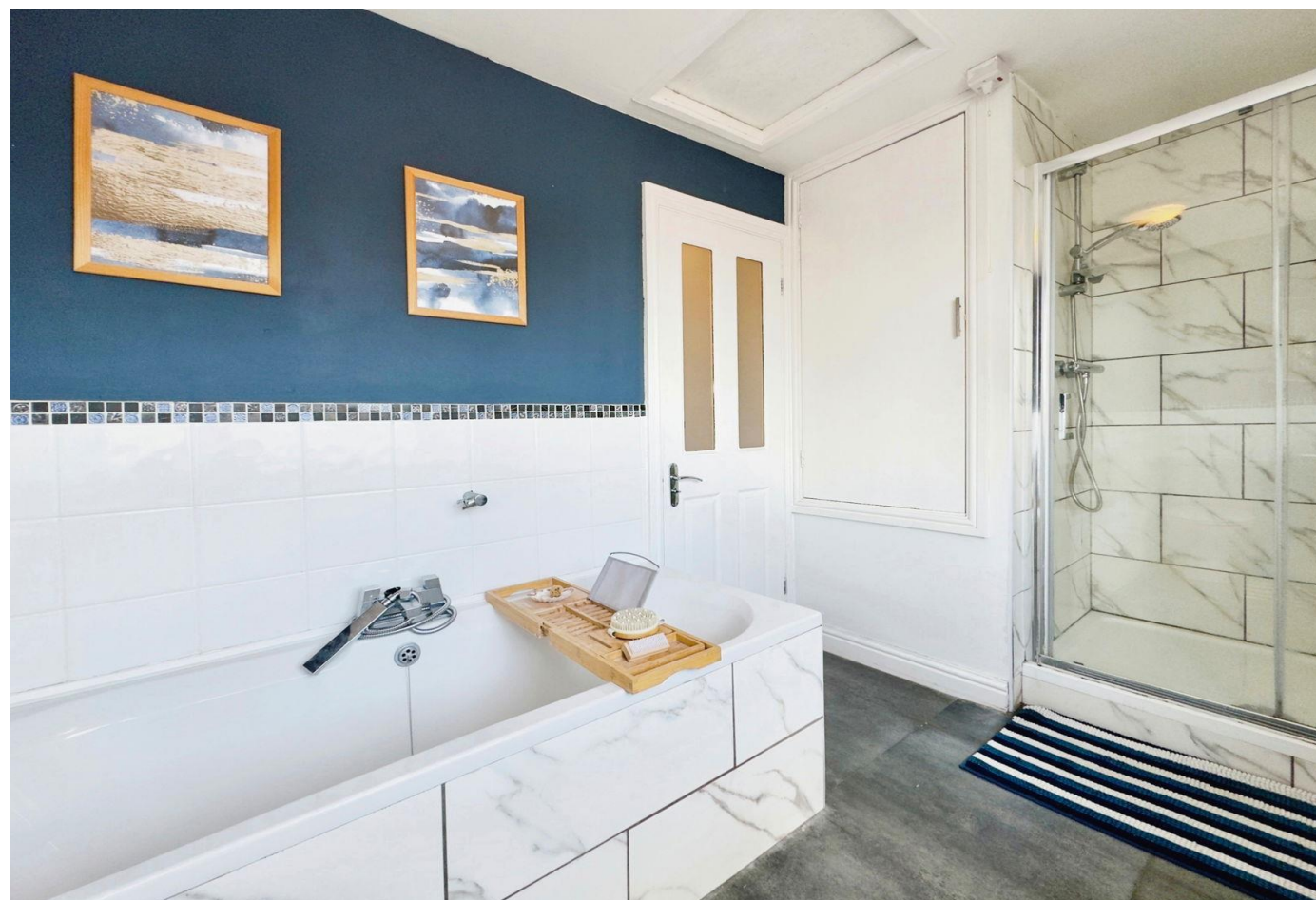
Garage

The Garage is accessed via an up and over door from the front driveway. There is a further access door to the rear of the garage leading to Dining room. The garage features electricity and lighting. There is a utility area within the garage which is plumbed for automatic washing machine with space for tumble dryer and fridge freezer.

Externally

To the front of the property is a paved driveway leading to integral garage. The front garden sits to the left laid mainly to gravel.

To the rear, the garden benefits from a fenced boundary, mainly paved with raised decked area to enjoy outdoor dining. The garden is spacious with decorative slate inlays and can be accessed via the Dining room and Conservatory.



Floor Plan & EPC

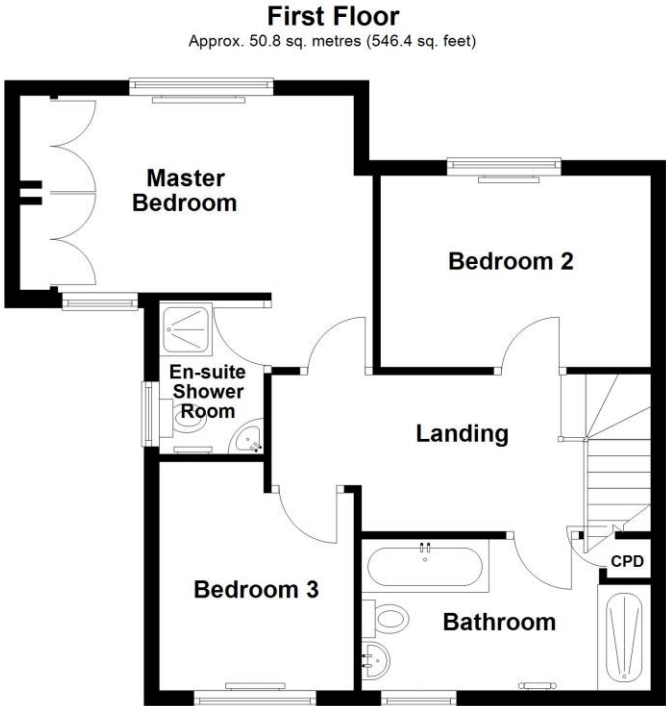
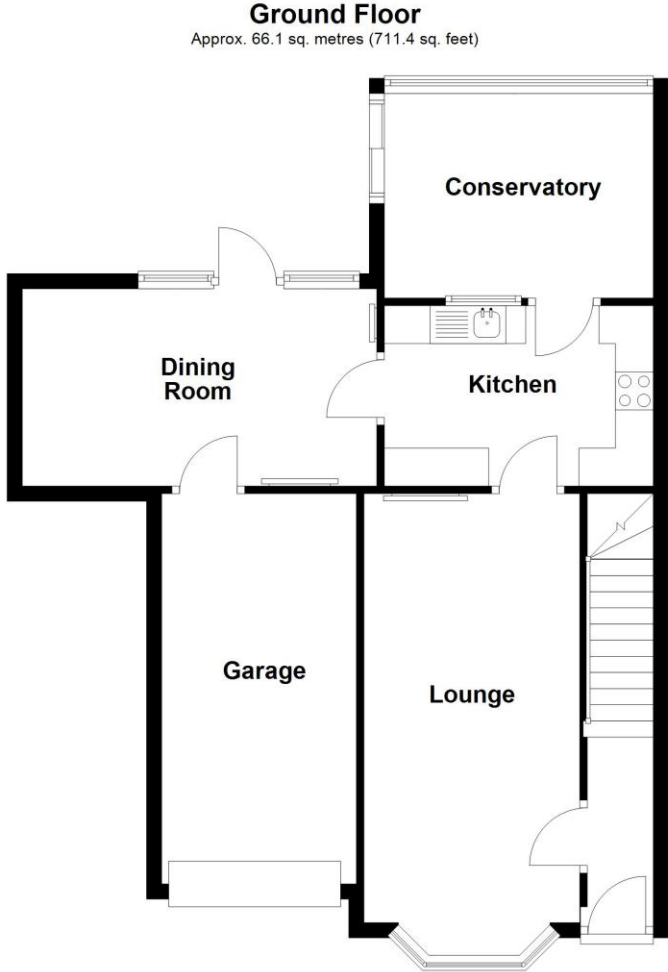
Approximate Gross Internal Area

Ground Floor 66.1 sq. metres / 711.4 sq. feet

First Floor 50.8 sq. metres / 546.4 sq. feet

Total 116.9 sq. metres / 1257.8 sq. feet

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		84
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 116.9 sq. metres (1257.8 sq. feet)





Local Authority
Gateshead Borough Council

Council Tax
Band A

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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