



## Kepier Chare Crawcrook

- Two Bedroom Detached Bungalow
- Porch & Conservatory
- Extension/Workshop
- Gardens, Driveway & Garage
- No Onward Chain

**£ 240,000**



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ROOK  
MATTHEWS  
SAYER

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# 71 Kepier Chare

Crawcrook, NE40 4UP

IDEALLY POSITIONED ON THE POPULAR KEPIER CHARE ESTATE ONLY 400M FROM CRAWCROOK MAIN STREET AND ALL ITS AMENITIES WITH THE GP SURGERY, PHARMACY AND SHOPS ONLY A SHORT WALK AWAY.

THIS CHARMING BUNGALOW IS IN GOOD CONDITION THROUGHOUT AND OFFERS SPACIOUS LIVING ACCOMMODATION WITH LOW MAINTENANCE GARDENS TO THE FRONT, SIDE AND REAR OF THE PROPERTY.

ORIGINALLY A THREE BEDROOM BUNGALOW, THE PROPERTY WAS RECONFIGURED BY THE PREVIOUS OWNERS TO CREATE A LARGE BATHROOM WITH CORNER BATH AND WET ROOM. IT OFFERS TWO DOUBLE BEDROOMS AT THE REAR WITH THE MAIN BEDROOM LEADING TO A CONSERVATORY OVERLOOKING THE BACK GARDEN.

THE SPACIOUS LIVING ROOM AREA LEADS TO A FULLY EQUIPPED BREAKFASTING KITCHEN WITH MODERN APPLIANCES. A PORCH AT THE FRONT OFFERS ADDITIONAL SPACE AND STORAGE.

EXTERNALLY THERE IS A GARAGE WITH AN EXTENSION/WORKSHOP AT THE REAR WHICH IS SUITABLE FOR MULTIPLE PURPOSES.

DONT MISS THE OPPORTUNITY TO MAKE THIS WELL MAINTAINED AND IDEALLY POSITIONED PROPERTY YOUR NEW HOME.

Entrance:  
UPVC door and UPVC window.

Lounge: 21'4" 6.50m x 9'8" 2.95m  
Radiator and sliding odoros to the porch.

Kitchen: 12'2" 3.71m x 9'6" 2.90m  
UPVC window, door to the driveway, exposed brickwork, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, integrated electric hob and oven, plumbed for washing machine, plumbed for dishwasher and radiator.

Hallway:  
Storage.

Bedroom One: 14'9" 4.50m x 9'8" 2.95m  
UPVC doors to conservatory and radiator.

Conservatory: 9'7" 2.92m x 9'4" 2.84m  
UPVC windows, tiled roof and door to garden.

Bedroom Two: 11'0" 3.35m x 9'9" 2.97m  
UPVC and radiator.

Bathroom wc:  
Extended. Two UPVC windows, wet room area, corner bath, low level wc, wash hand basin and part tiled.

Workshop:  
Extension which could be used for multiple purposes. Two UPVC windows and tiled floor.

Externally:  
To the front and rear of the property there are low maintenance gardens. To the side there is a driveway providing off street parking leading to a garage.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: UNKNOWN - DISCONNECTED  
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: D

EPC RATING: D  
RY00006698.VS.EW.13.02.2024.V.3.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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

