



Lambton Close | Crawcrook  
NE40 4UX

**OIEO £80,000**



**WELL PRESENTED**

**GROUND FLOOR FLAT**

**GARDENS AND PARKING**

**NO ONWARD CHAIN**

**RMS** | Rook  
Matthews  
Sayer



THIS ONE-BEDROOM SEMI-DETACHED FLAT IS FOR SALE IN KEPIER CHARE, CRAWCROOK AND IS WELL SUITED TO FIRST-TIME BUYERS OR THOSE LOOKING TO DOWNSIZE. THE PROPERTY IS IN GOOD CONDITION AND OFFERS A PRACTICAL LAYOUT, WITH ONE RECEPTION ROOM, A KITCHEN, A DOUBLE BEDROOM AND A BATHROOM.

THE RECEPTION ROOM ENJOYS A GARDEN VIEW AND INCLUDES BUILT-IN STORAGE, MAKING EVERYDAY LIVING STRAIGHTFORWARD AND ORGANISED. THE KITCHEN BENEFITS FROM NATURAL LIGHT, CREATING A PLEASANT SPACE FOR COOKING. THE DOUBLE BEDROOM OFFERS USEFUL STORAGE, WHILE THE BATHROOM FEATURES A SHOWER OVER THE BATH.

OUTSIDE, THE FLAT IS COMPLEMENTED BY MATURE SOUTHERLY AND WESTERLY FACING GARDENS, IDEAL FOR ENJOYING THE SUN THROUGHOUT THE DAY, ALONG WITH A SUMMER HOUSE AND PARKING. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

CRAWCROOK PROVIDES A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES ALONG THE NEARBY HIGH STREET. THERE ARE SEVERAL LOCAL SCHOOLS IN THE WIDER AREA, MAKING THE LOCATION PRACTICAL FOR A VARIETY OF BUYERS. GREEN SPACES AND RIVERSIDE WALKS ALONG THE TYNE ARE WITHIN EASY REACH, OFFERING PLEASANT OPTIONS FOR LEISURE AND EXERCISE.

PUBLIC TRANSPORT LINKS CONNECT CRAWCROOK TO NEWCASTLE AND SURROUNDING TOWNS VIA LOCAL BUS SERVICES, WITH JOURNEY TIMES INTO NEWCASTLE CITY CENTRE TYPICALLY AROUND 30–40 MINUTES DEPENDING ON ROUTE. FOR RAIL CONNECTIONS, NEARBY STATIONS SUCH AS BLAYDON AND WYLAM PROVIDE SERVICES TOWARDS NEWCASTLE AND CARLISLE. WITH ONWARD LINKS ACROSS THE REGION. ROAD ACCESS TOWARDS THE A1 AND A69 OPENS UP FURTHER COMMUTING OPTIONS BY CAR.

The accommodation:

Entrance Porch:

UPVC door, UPVC window and door to;

Lounge: 15'1" 4.59m x 9'7" 2.92m

UPVC window, cupboard and storage heater.

Kitchen: 9'7" 2.92m x 5'0" 1.52m

UPVC window, fitted with a range of wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated electric hob and oven and plumbed for washing machine.

Hallway:

Storage cupboard.

Bedroom One: 11'8" 3.56m x 7'2" 2.18m plus radiator

UPVC window, fitted storage and storage heater.

Bathroom wc:

UPVC window, bath with shower over, low level wc, vanity wash hand basin and fully clad.

Externally:

There are lawned gardens to the front and the side of the property with mature plants and shrubs, patio, summer house and shed.

There is a driveway providing off street parking.

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: CABLE

Mobile Signal Coverage Blackspot: No

Parking: DRIVEWAY

## TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 189 years from 1 November 1976

Ground Rent: £25 per annum

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 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

**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.



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