



## **Pattinson Drive, Crawcrook, Tyne And Wear, NE40 4US**

This lovely three bedroom semi-detached house simply **MUST** be viewed to be appreciated! The property is located in the heart of Crawcrook Village, within easy access to local shops, amenities and transport links. The property comprises of entrance hallway, lounge, kitchen/dining room and W/C to the ground floor. To the first floor are three bedrooms, the master having fitted wardobes and access to an en-suite shower room, as well as a family bathroom W/C. Externally the property is pleasantly situated with a grassed area to the front, paved front and side gardens, driveway for 2 cars and a low maintenance enclosed rear garden. Viewing essential! Awaiting EPC rating.

**Semi-Detached Family Home**

**Three Bedrooms**

**En-Suite to Master**

**Two Car Driveway**

**Low Maintenance Garden**

**Awaiting EPC Rating**

**£190,000**

**Lounge** 15' 1" x 12' 11" (4.59m x 3.93m) max  
French doors to rear garden. Under stairs storage cupboard.

**Kitchen/Diner** 15' 1" x 8' 4" (4.61m x 2.55m)  
Fitted with a modern style range of wall and base units, integrated oven/hob, space for freestanding appliances (not included). Space for dining table and chairs (not included).

**Ground floor W/C** 6' 5" x 2' 11" (1.96m x 0.89m)  
Wash basin, W/C.

**Bedroom 1** 11' 8" x 8' 6" (3.55m x 2.59m) excluding wardrobes  
Fitted sliding door wardrobes.

**En-suite** 8' 4" x 3' 1" (2.53m x 0.95m)  
Shower cubicle, wash basin, W/C.

**Bedroom 2** 10' 5" x 8' 4" (3.17m x 2.54m)

**Bedroom 3** 9' 3" x 6' 8" (2.83m x 2.02m)

**Family Bathroom** 5' 10" x 4' 11" (1.79m x 1.49m) min  
P shaped bath with shower over, wash basin, W/C.

#### Externally

Driveway for 2 cars with further parking available on street. Paved area to side and front, ideal for sitting out or to house additional storage if required. Enclosed garden to the rear with low maintenance paved seating areas, artificial lawn and storage shed.

#### Additional information

Council tax band: B We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

#### Solar panels

We have been advised that the property has solar panels which were installed when the proeprty was newly built. We have been advised that they are owned outright and that the seller benefits from reduced electricity bills via a feed in tariff. We have not had sight of further information. Your conveyancer should check further details during the conveyancing process.

#### Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

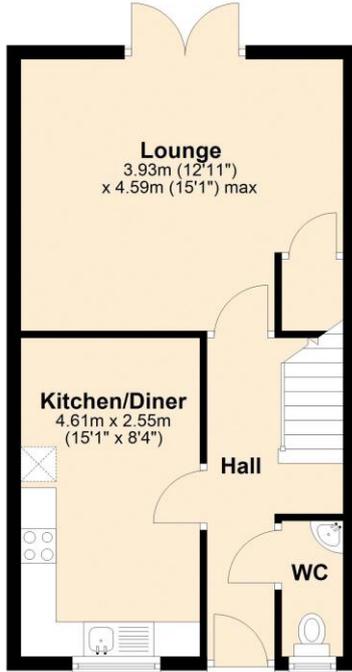




# Floorplan

## Ground Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



## First Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



Total area: approx. 79.3 sq. metres (853.7 sq. feet)

**EPC Graph (full EPC available on request)**

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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