HORSLEY AVENUE

CRAWCROOK

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welcoming you home



CHAIN FREE Well presented throughout, this impressive three bedroom link detached home has been immaculately maintained by the current owner and offers spacious and versatile accommodation, ideal for a variety of buyers. The ground floor comprises an entrance porch, open-plan lounge/dining room, additional reception room, spacious kitchen/breakfast room, useful utility room and W/C. To the first floor are three well proportioned bedrooms, together with a beautifully presented shower room with W/C. Externally, the property benefits from a stunning rear garden, featuring a variety of mature trees and shrubs, a low maintenance artificial lawn and a composite raised decking area, providing an excellent space for outdoor entertaining and relaxation. To the front is a driveway providing access to the attached garage, with further parking available on the street. A viewing is highly recommended to fully appreciate the generous accommodation, attractive gardens and all that this lovely home has to offer. EPC rating D.









- ***CHAIN FREE***
- Three Bedrooms
- Driveway, Garage & Gardens
- Link Detached Family Home
- Well Presented
- EPC Rating D













Lounge area
18'5" x 13'9"
Under stairs storage cupboard, built in cupboard.

Dining area
9'3" x 8'5"

Reception room
7'11" x 7'11"

Kitchen/Breakfast Room
17'4" x 9'11" max
Fitted with a range of wall and base units, integrated double oven and hob. Breakfast bar.

Utility room
8'4" x 7'4"
Bench with sink and cupboards, space for freestanding appliances (not included).

Ground floor W/C
6'3" x 3'5"
Wash basin, W/C.

Bedroom 1
11'1" x 9'7" max
Built in storage throughout.

Bedroom 2
9'11" x 9'7" max
Built in storage.

Bedroom 3
8'7" x 8'0" max
Built in cupboard.

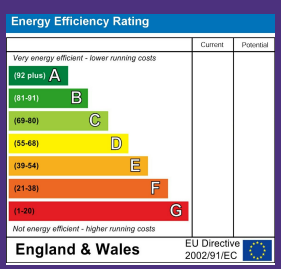
Shower room W/C
8'6" x 5'5"
Fully tiled walk in shower, wash basin, W/C.

Garage
16'9" x 7'11"
Power, light and roller electric door.

Externally
Garden to front, driveway leading to attached garage. Further parking available on street. Lovely mature rear garden with a range of trees and shrubs, artificial lawn and composite raised decking area.

Additional information
Council tax band: C
We understand this property is freehold. The freehold title has recently been purchased and will be transferred to the new owner on completion.
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.

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.



Offers Over £210,000



Total area: approx. 121.6 sq. metres (1308.8 sq. feet)

Disclaimer

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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