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## 27 Crawford Terrace, Walker, Newcastle upon Tyne

**£ 120,000**

We are delighted to bring to the market this 3 - 4 bedroom terraced house situated on Crawford Terrace.

On the ground floor of this property there is a large lounge area, kitchen and downstairs toilet.

The lounge is to the rear of the property. This would make for a great family room to relax and kick your feet up, there is also patio doors leading into the rear garden. The rear garden is a fantastic size! This would be great for family time or entertaining. There is a lawn and concrete patio area; perfect for a BBQ on those hot summer nights, there is also a summerhouse great for storing away tools. Following on from the second living room we have a kitchen with fully tiled walls; the boiler is also placed in this room. It has gas and electric points. There is a downstairs toilet beside the back door, this consists of a small low-level toilet. The last room on the ground level is a small room, this has previously been used as a bedroom, but could also be used as a dining room or play room / study.

On the first floor there is loft access and doors leading to the 3 spacious bedrooms as well as a modern bathroom.

The master bedroom and smallest bedroom is to the rear of the property. The second room is to the front as well as the bathroom. It is fully clad and has a free standing shower cubicle. There is a toilet rail radiator and low-level toilet and pedestal hand basin.

Newcastle City Centre ... 3.5 Mile

Whitley Bay ... 9.2 Mile

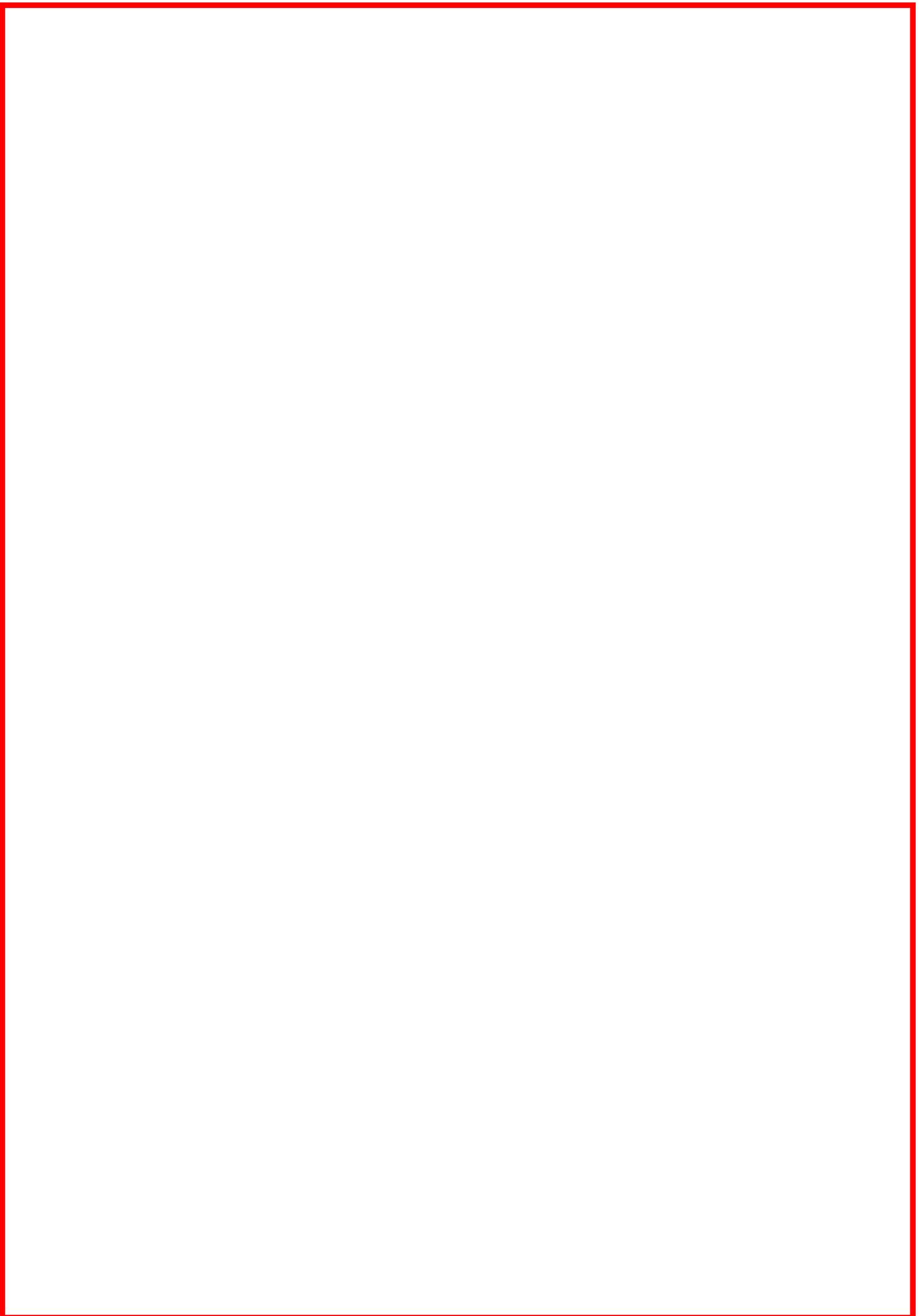
Walker Riverside Academy ... 1.4 Mile

Welbeck Academy ... 0.6 Mile

RVI Hospital ... 4.2 Mile

Council Tax Band - A

EPC Rating - D - Full details upon request.



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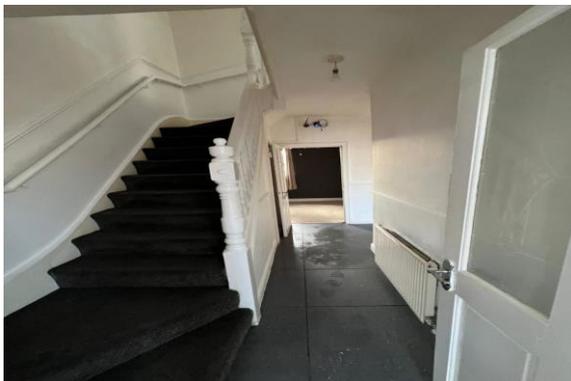
### **ENTRANCE PORCH**

Tiled flooring, upvc windows and door.



### **ENTRANCE HALL**

Tiled flooring, socket points, radiator and understairs cupboard.



### **DINING ROOM**

Separate dining room which could also be used as an office, toy room or bedroom. Carpeted flooring, radiator and socket points.



### **LIVING ROOM**

Large living room / dining room with french doors which lets in lots of natural light. Wood flooring, electric fire with surround, tv point, radiator and socket points.



## **KITCHEN**

The kitchen has fully tiled walls, wall and base units, inset sink with mixer taps and socket points. There is also gas and electric points and tiled floor.



## **FIRST FLOOR**

The first floor landing has carpeted floor and leads to the three bedrooms and the family bathroom.



## **MASTER BEDROOM**

Bedroom 1 - Is the largest bedroom which is to the rear of the property and has socket points, radiator and tv point.



## **BEDROOM 2**

Bedroom 2 - Is to the front of the property with carpeted flooring, radiator and socket points.



### **BEDROOM 3**

Bedroom 3 - Is located at the rear of the property and has carpeted flooring, radiator and socket points.



### **BATHROOM**

The family bathroom has a tiled floor and cladded walls, low - level wc and pedestal hand basin. Stand alone shower cubicle with an electric shower and a towel rail radiator.



### **W.C.**

Tiled floor and walls and a low - level wc.



### **EPC**

EPC Rating D - full details on request.

## Energy performance certificate (EPC)

### Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

### Share this certificate

[Email](#)

27, Crawford Terrace NEWCASTLE UPON TYNE NE6 3BA		Energy rating <b>D</b>
Valid until 18 March 2025	Certificate number 8603-2682-6329-0997-7753	
Property type	Mid-terrace house	
Total floor area	89 square metres	

## AGENTS COMMENTS

The above details are believed to be correct but no warranty or representation is given or made as to their accuracy and they shall not form any part of any contract. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. We recommend purchasers arrange for a qualified person to check all appliances/services/systems before legal commitment. All measurements have been taken as a guide to prospective buyers only, accuracy cannot be guaranteed. Prospective purchasers are advised to check their accuracy as no liability or responsibility can be accepted by either this company or any member of staff in providing this information.