



Craigwell Crescent, TS19 0DY
2 Bed - House - End Terrace
Chain Free £84,950

A smart and well presented two bedroom end terraced house which briefly comprises of entrance hallway, lounge, dining area, kitchen, landing, two bedrooms and bathroom/WC. Externally the property has a driveway and easily maintained garden to the front, and a good size rear garden. The property benefits from gas central heating, uPVC double glazing and in our opinion viewing is highly recommended. The property would be ideal for first time buyer or rental investor.



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Craigweil Crescent, TS19 0DY

ENTRANCE HALLWAY

Via uPVC double glazed entrance door with stairs leading to landing, single radiator and door leading into lounge.

LOUNGE

16'5 x 11'10 (5.00m x 3.61m)

uPVC double glazed bay window to front elevation with leaded lighting, single radiator, living flame 'coal' effect gas fire and archway through into dining area.

DINING AREA

15'3 x 7'11 (4.65m x 2.41m)

uPVC double glazed window to side elevation, wall mounted gas fire, under stairs storage cupboard and door leading into kitchen.

KITCHEN

11'7 x 9'11 (3.53m x 3.02m)

A fitted kitchen with a range of wall, floor and drawer units incorporating a gas cooker point, plumbing for washing machine, space for fridge/freezer, ceramic tiled floor, worktop with inset sink unit, mixer tap and single drainer, uPVC double glazed window to rear elevation, uPVC double glazed door leading to rear garden and uPVC double glazed door leading to side access.

LANDING

Which is approached via stairs from entrance hallway with doors leading to two bedrooms and bathroom/WC.

BEDROOM 1

13'9 x 12' (4.19m x 3.66m)

uPVC double glazed window to front elevation, a good range of fitted wardrobes and built-in storage cupboard.

BEDROOM 2

10'2 x 9' (3.10m x 2.74m)

uPVC double glazed window to rear elevation and single radiator.

BATHROOM/WC

Suite comprising of bath, pedestal wash hand basin, low level WC, shower tray with shower, double radiator, uPVC double glazed window to rear elevation and tiled walls.

OUTSIDE

To the front there is an easily maintained garden which has a paved area with footpath to front entrance door enclosed by timber fencing and brick wall with double opening wrought iron gates to driveway leading to single garage. The rear garden has a good size laid to lawn area with a block paved patio and paved patio at the top of the garden which is stocked with various plants and shrubs and is enclosed by timber fencing in addition to a timber shed.

SINGLE GARAGE

Manual up and over door, glazed window to side elevation and door leading to rear



Craigweil Crescent



GROUND FLOOR FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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Energy Efficiency Rating	Current	Potential
Very low energy efficient - Super low energy costs		
A++ (least)		
A+		
A		
B		
C		
D		
E		
F		
G (least energy efficient - Higher energy costs)		

Environmental Impact (CO ₂) Rating	Current	Potential
Very low environmental impact - Lowest CO ₂ emissions		
A++ (least)		
A+		
A		
B		
C		
D		
E		
F		
G (least environmentally friendly - Higher CO ₂ emissions)		

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