



Coomside, Collingwood Grange, Cramlington

£220,000 Offers in Excess Of

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EXPERIENCE
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Coomside

Collingwood Grange, Cramlington NE23 6HW

Rare to the Market, For Sale is this superbly appointed 4 Bedroom, 2 Reception, Extended Semi -Detached House on Coomside in the sought after location of Collingwood Grange, Cramlington. Offering Entrance Vestibule, Hallway, Lounge / Dining Room, Kitchen, Utility, Conservatory and Garage to the Ground Floor with First Floor offering Master Bedroom, Bedrooms 2, 3 & 4 and Shower room.

Externally the property has well maintained gardens to front and rear and benefits from a paved driveway leading to Single Integral Garage. Situated within Cramlington, the property is a short distance away from local amenities, within Manor Walks shopping centre including coffee shops, restaurants and cinema. The property is situated for good public transport and road links.

Early Viewing is Highly recommended

Price: £220,000 Offers in Excess Of



Entrance Vestibule

Through the double glazed door of this beautifully appointed Semi-Detached House we enter into the Vestibule. To the left a door provides access to the Entrance Hallway. The room features double glazed windows to front and side elevations and benefits from carpet underfoot.

Hallway

Ahead a carpeted staircase with open spindle banister leads to first floor accommodation. To the right, the Hall provides access to Lounge. The room features a single door cloaks cupboard and benefits from a decorative dado rail, single radiator and carpet underfoot.

Lounge

Situated to the front of the property is the light and airy Lounge / Dining room. The focal point of the room is the central fire place with Louis style fire surround and inset coal effect electric fire. A double glazed window looks to front elevation underneath which sits a single radiator. To the rear of the room sliding French doors provide access to the Conservatory, to the left of which is a door leading into Kitchen and Utility beyond. The room features a further single radiator and carpet underfoot.



Kitchen

The Kitchen is situated to the rear of the property and benefits from a range of white high gloss wall and base units with complementary over-top work-surfaces leading to a 1.5 bowl inset stainless steel sink with drainer and mixer tap which sits beneath a double glazed window to Conservatory. A decorative archway provides access to the Utility room and the Kitchen benefits from integrated appliances including double electric oven, gas hob with overhead extractor hood and dishwasher. The room features a single radiator, tiling to walls and floor and features uPVC cladding to ceiling with recessed spotlights.

Utility

The Utility is conveniently situated off the Kitchen and benefits from further white high gloss wall units with complementary over-top work-surfaces. The room is plumbed for automatic washing machine, tumble dryer and fridge freezer which are two years old and are offered to prospective buyers as part of the purchase. A door to the left provides access to the integral Garage and to the right a double glazed window looks to rear elevation with a further double glazed door to the right of it providing access to the private rear garden. The room features uPVC cladding to ceiling with recessed spotlighting and tiled walls and floor underfoot.

Conservatory

The addition of the Conservatory provides a lovely space to retreat to and enjoy the outdoors in. Accessible via the Lounge through sliding doors. A double glazed door to the left provides access to the private rear garden and the room features double glazed windows looking out to rear and side elevations and benefits from carpet underfoot.



First Floor Landing

The open spindle galleried landing is split level with access to Bedroom 2 to the left and Master Bedroom, Bedrooms 3 & 4 and Shower room to the right. The Landing features a single radiator, recessed spotlighting to ceiling and carpet underfoot.

Master Bedroom

The Master Bedroom is situated to the front of the property, a double glazed window looks to front elevation, underneath which sits a single radiator. The room features fitted wardrobes to the left and rear wall with over-head storage and lighting. The room benefits from carpet underfoot.

Bedroom 2

Bedroom 2 is a dual aspect room, part of the welcomed extension. Double glazed windows look to front and rear elevations and the room is a versatile and multipurpose room ideal for growing teenagers needing their own space, home office away from the rest of the household or even nursery/playroom. The room features a single radiator and carpet underfoot.



Bedroom 3

Bedroom 3 is situated to the rear of the property and features a double glazed window to rear elevation, underneath which sits a single radiator. To the left are built in double door wardrobes providing good storage and the room features carpet underfoot.

Bedroom 4

Bedroom 4 is a single room to the front of the property. A double glazed window looks to front elevation, underneath which sits a single radiator. The room features carpet underfoot.

Shower Room

The Shower-room consists of a three piece suite comprising of a corner shower cubicle with overhead power shower and glass door, a Walnut coloured vanity unit houses hand wash basin with chrome mixer tap and low level WC with double door storage cupboard beneath. An opaque double glazed window looks to rear elevation and the room features a double radiator, contemporary grey tiling to walls, recessed spotlighting to ceiling and complimentary walnut wood floor underfoot.

Garage

The Garage is accessed via an up and over door from the front driveway. There is a further access door to the rear right of the Garage leading to Utility. The garage features electricity and lighting.

Externally

To the front of the property is a sandstone paved driveway leading to integral garage. The front garden sits to the right mainly paved with mature shrub inlays.

To the rear, the garden is West facing enjoying Sunshine from midday through to evening and benefits from a fenced boundary, mainly paved with raised stone patio area to enjoy outdoor dining.




Floor Plan & EPC

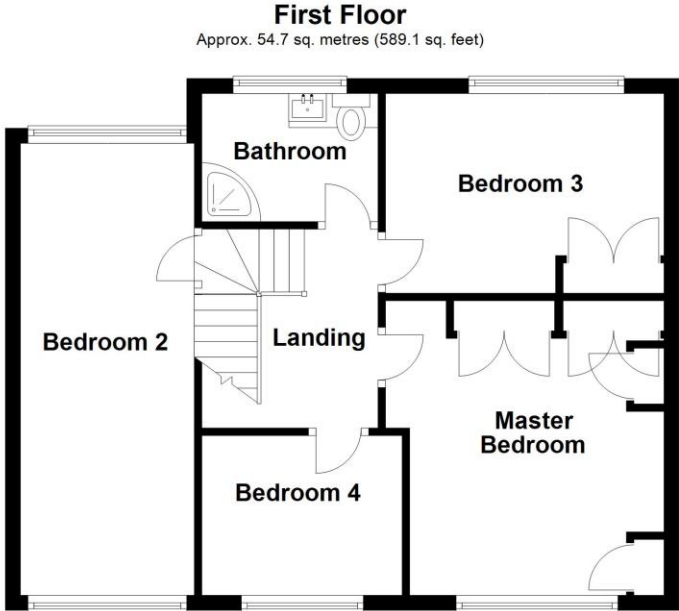
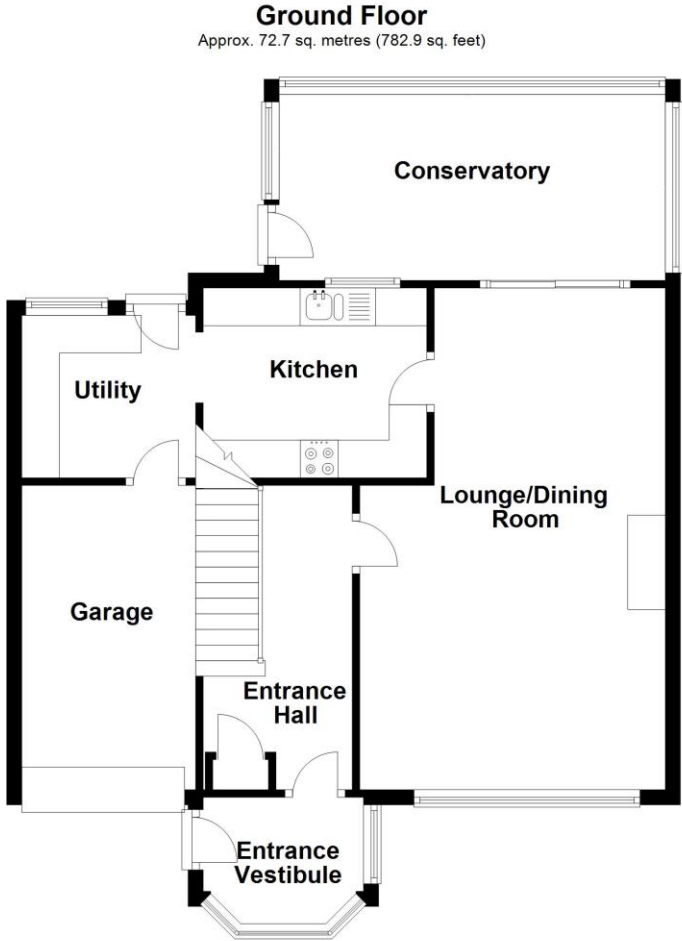
Approximate Gross Internal Area

Ground Floor 72.7 sq. metres / 782.9 sq. feet

First Floor 54.7 sq. metres / 589.1 sq. feet

Total 127.5 sq. metres / 1372.0 sq. feet

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 127.5 sq. metres (1372.0 sq. feet)





Local Authority

Northumberland County Council

Council Tax

C

Tenure

Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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