



High Pit Road, Cramlington

£225,000 Offers in Region of

MICHELLE ROPER

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High Pit Road

Cramlington, NE23 6RB

Spacious 3 Bedroom Semi-Detached Property on High Pit Road, in the ever popular location of Cramlington.

Situated within an enviable plot and benefitting from off street parking leading to Integral Single Garage. To the rear is a private enclosed garden laid mainly to lawn with mature shrubbery and decked area.

The property briefly comprises of Porch, Entrance Hallway, Lounge, Open Plan Kitchen / Dining room, Sun Room, rear Hall and Shower Room to the ground floor. First floor offers Master Bedroom, Bedrooms 2 & 3 and Family Bathroom.

The open plan Kitchen/Dining/Sun Room to rear makes it an ideal family home.

Early viewing is highly recommended.

Price: £225,000 Offers in Excess Of



Accommodation

Porch

Through the front door of this spacious 3 Bedroom Semi-Detached property, we enter into the Porch. To the left double doors lead to the Entrance Hallway. The Porch features windows to front elevation and benefits from carpet underfoot.

Entrance Hall

Through double doors leading from Porch we enter into the Hallway. Ahead to the left an open spindle carpeted staircase leads to first floor accommodation. To the right is the Lounge and ahead a door provides access to the Kitchen / Dining Room. The Hall features a double radiator and a tiled floor underfoot.

Lounge

4.40m (into Bay) x 3.61 m

Situated to the front of the property is the spacious Lounge. A double glazed bay window looks to front elevation. The focal point of the room is the central fire breast between recessed alcoves with coal effect gas fire, mantle and surround. The room features a double radiator, decorative coving to ceiling and carpet underfoot.



Accommodation

Kitchen / Family Room

2.26 m x 2.22 m leading to 3.67 m x 5.67m (L-Shaped)

Situated to the rear of the property is the spacious and extended Kitchen, featuring a range of white high gloss base units with complimentary chrome handles and butchers block work surfaces over-top. The Kitchen features integrated appliances including double oven and 5 ring gas hob with over-head extractor hood. A double glazed window looks to private rear garden, underneath which sits a white 1.5 bowl inset sink with chrome mixer tap. To the right a window looks in to the Sun Room and to the left a door provides access to the rear hall. The Kitchen opens out into the spacious Dining/Family room with feature media wall. The space is accommodating of a large dining suite and the room features a pantry style cupboard. An square arch opening leads to the Sun Room. The room features recessed spotlighting to ceiling, decorative pendant lighting over dining table and tiled floor underfoot.

Sun Room 5.07 m x 2.68m

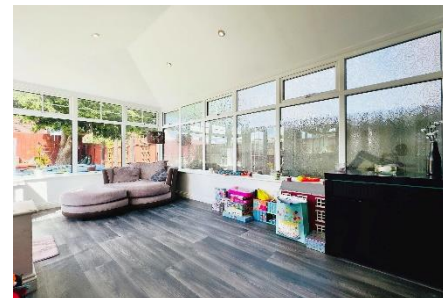
A welcomed addition to the property is the Sun Room. French doors lead to the private rear garden, welcoming the outside in. The room features recessed spotlighting to ceiling, a double radiator and wood effect cushioned flooring underfoot.

Rear Hall

Off the Kitchen is the rear hall, a door to the left provides access to the integral garage. Ahead a door leads to ground floor shower room and the right a door provides access to the rear garden. The room features a double door storage cupboard and tiled floor underfoot.

Shower Room 3.45 m x 1.20 m

The Shower Room consists of a three piece suite comprising of tiled enclosure with $\frac{3}{4}$ length smoked glass door, rainfall shower with separate attachment, wall mounted hand wash basin and low level WC. A double glazed opaque window looks to rear elevation. The room features a double radiator, uPVC cladding to ceiling and tile effect cushioned flooring underfoot.



Accommodation

First Floor Landing

An open spindle galleried landing leads to Master Bedroom, Bedrooms 2 & 3 and Family Bathroom. The landing features a double glazed window to side elevation and carpet underfoot.

Master Bedroom

3.58 m x 3.34 m

The Master Bedroom is a spacious double room with double glazed window to rear elevation, underneath which sits a double radiator. The room features a central fire-breast with recessed alcoves and carpet underfoot.

Bedroom 2

4.40 m (into Bay) x 2.51 m (to robes)

Bedroom 2 is a spacious double room with double glazed bay window to front elevation. The room features built in sliding door wardrobes, double radiator and benefits from carpet underfoot.



Accommodation

Bedroom 3

2.16 m x 2.26 m

Bedroom 3 is a single room with double glazed window to front elevation, featuring a single radiator and carpet underfoot.

Family Bathroom

2.46 m x 2.26 m

The Bathroom consists of a three piece suite comprising of freestanding roll top bath with telephone style mixer taps, pedestal wash hand basin and low level WC. A double glazed opaque window looks to rear elevation. Other features of the room include a built in storage cupboard, Victorian style column radiator and cushioned floor underfoot.

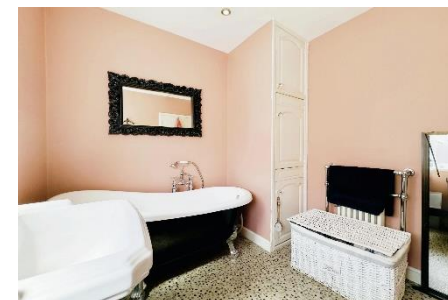
Externally

To the front of the property is a single driveway leading to integral garage, to the right is a small well maintained garden laid mainly to lawn with mature shrub and hedged border.

To the rear the property enjoys a private enclosed garden with decked area for outdoor dining leading to decorative pergola. The garden features a lawned area with mature shrub border.

Garage

The Integral Garage is accessed via the rear hall from inside the property, externally there is an up and over garage door. The room features electrics and lighting.



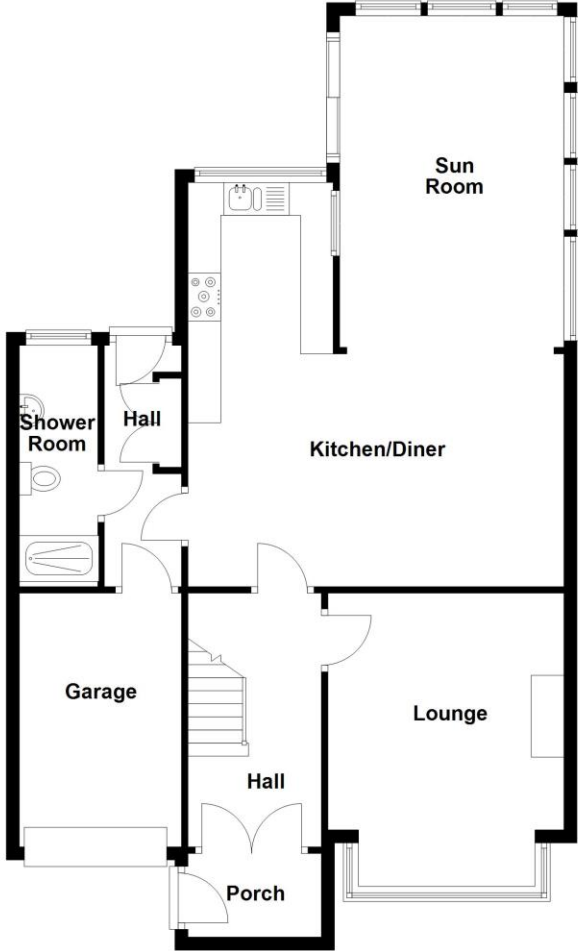
Floor Plan & EPC

Approximate Gross Internal Area

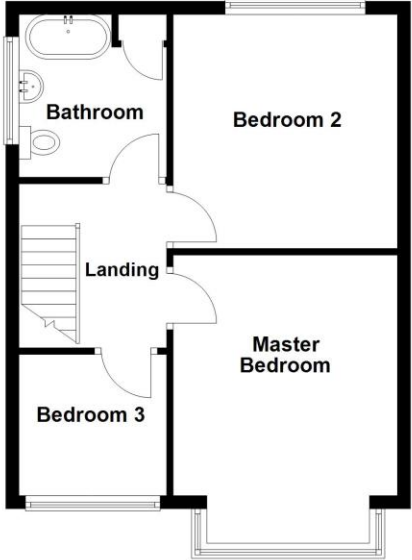
Ground Floor	90.1 sq. metres /970.0 sq. feet
First Floor	43.1 sq. metres /464.2 sq. feet
Total	133.2 sq. metres /1434.2 sq. feet

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 90.1 sq. metres (970.0 sq. feet)



First Floor
Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 133.2 sq. metres (1434.2 sq. feet)





Local Authority
Northumberland County Council

Council Tax
B

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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