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25 Wherside Place  
, Cramlington, NE23 6PG  
**£189,000**



Trading Places





## 25 Wherside Place

, Cramlington, NE23 6PG

Trading Places are delighted to welcome to the market, this two bedroom, semi-detached house situated in a sought after residential location on Wherside Place in Cramlington. This charming property is well located close to local amenities and benefits from double glazing, gas central heating and is freehold.

The home begins with a spacious porch with a door to the welcoming hallway, providing access to the principal rooms of the ground floor and to the first floor landing via the staircase. The hall firstly leads into the generously sized living room, boasting a beautiful marble effect feature fireplace and window to the front allowing for ample natural light. The dining area is accessed through an open archway from the living room and has doors to the conservatory which provides access into the rear garden. At the rear of the hall is the fitted kitchen with integrated electric oven and hob. Completing the ground floor, there is a functional utility room with another door leading out to the rear. To the first floor, there are two generously sized bedrooms with fitted wardrobes, the master was formally 2 bedrooms, knocked into one. Completing the delightful accommodation is the family bathroom. Externally, there is a low maintenance garden, driveway, and garage access to the front. To the rear of the property is an enclosed garden laid to both lawn and patio which can be accessed via the utility room and conservatory.

A viewing is strongly advised, contact Trading Places on 0191-2511189 to arrange yours.  
Council Tax Band B. EPC C. No Upper Chain.

### Porch

A generously sized porch entered via a UPVC door. Floor to ceiling windows both sides. Door to the hallway.

### Hallway

Doors leading to the living/dining room and kitchen. Staircase to the first floor. Storage Cupboard.

### Living Room

12'10 x 11'6 (3.91m x 3.51m)

A spacious living space with marble feature fireplace and double glazed window to the front. TV point. Open archway through to the dining room.

### Dining Room

10'11 x 8'7 (3.33m x 2.62m)

Accessed via open archway from living room. Double UPVC doors to the conservatory.

### Conservatory

7'7 x 7'2 (2.31m x 2.18m)

A bright and airy space with wall to ceiling UPVC windows. Door to rear garden.

### Kitchen

11'3 x 10'4 (3.43m x 3.15m)

Fitted kitchen to the rear of the home with a window overlooking the garden. Wall mounted boiler. Built in electric oven and hob. Door to the utility room.









#### Utility Room

A functional utility room with space for a washing machine, tumble dryer and fridge/freezer. Door to the rear garden. Internal door to the workshop.

#### First Floor Landing

Doors to bedrooms one and two and the bathroom. Window to the side elevation.

#### Bedroom One

17'5 x 11'6 (5.31m x 3.51m)

A double bedroom with two windows to the front elevation and fitted wardrobes.

#### Bedroom Two

11'5 x 8'4 (3.48m x 2.54m)

Another double bedroom with fitted wardrobes, a small storage cupboard and windows to the rear elevation.

#### Bathroom

8'5 x 5'5 (2.57m x 1.65m)

Low level WC, pedestal wash basin, bath with mixer tap and telephone style shower head. Chrome towel warmer. Two UPVC windows to the rear and side elevation.

#### Workshop

Accessed via the utility room. This handy space has both power and lighting and a door to the bin storage (what was the garage).

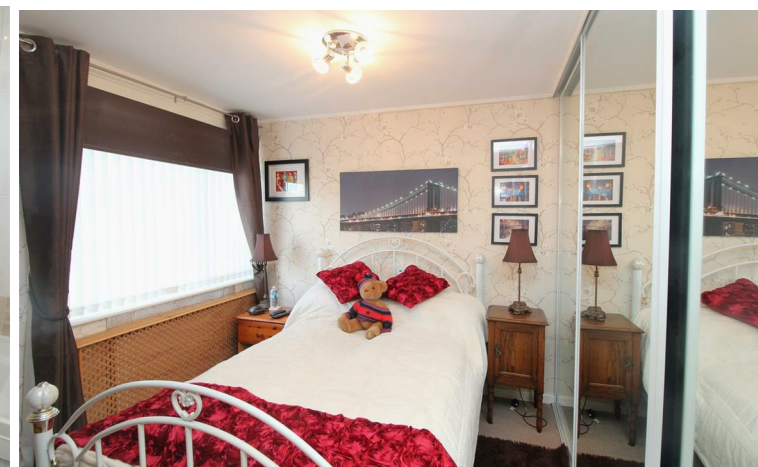
#### Garage

Accessed externally via the garage door from the driveway or internally from the workshop.

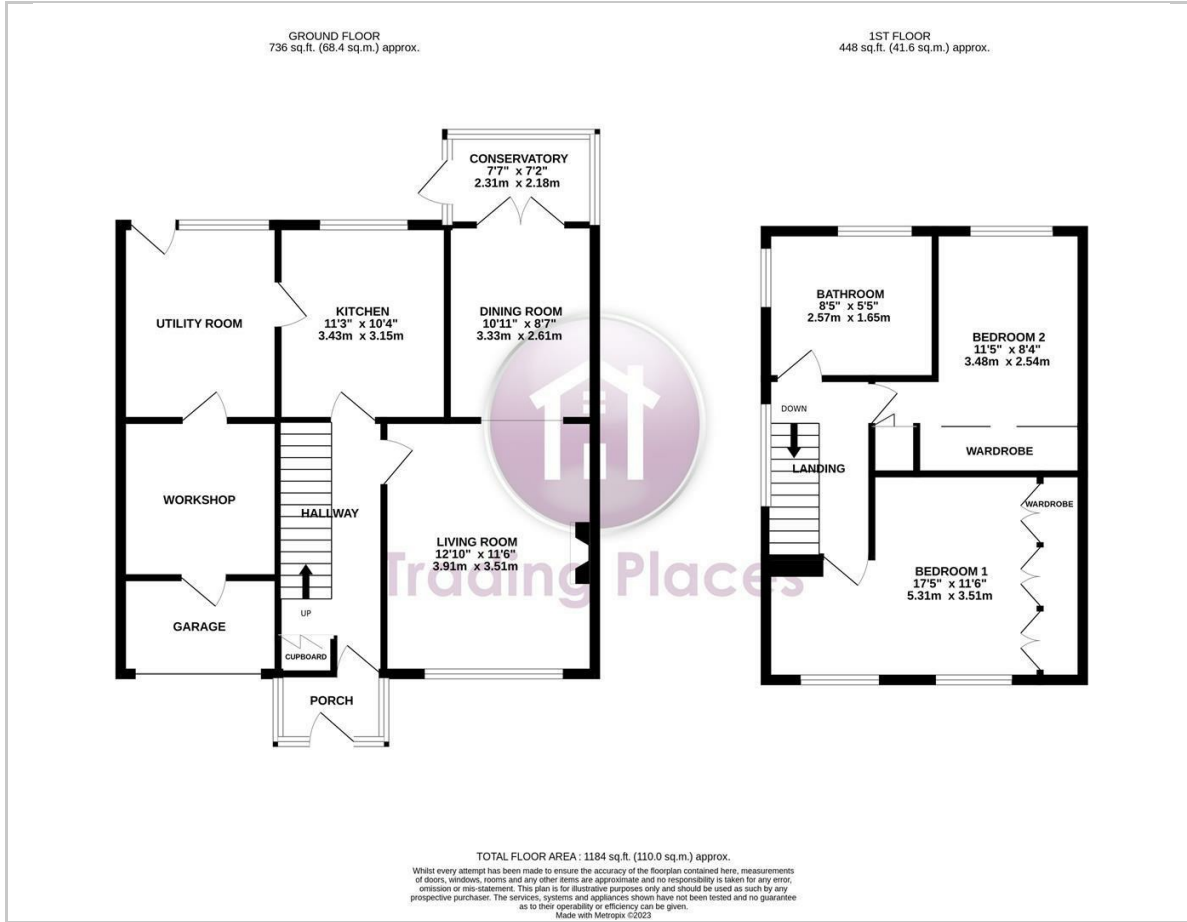
#### External

The front of the property has a driveway providing off street parking and a gravelled garden.

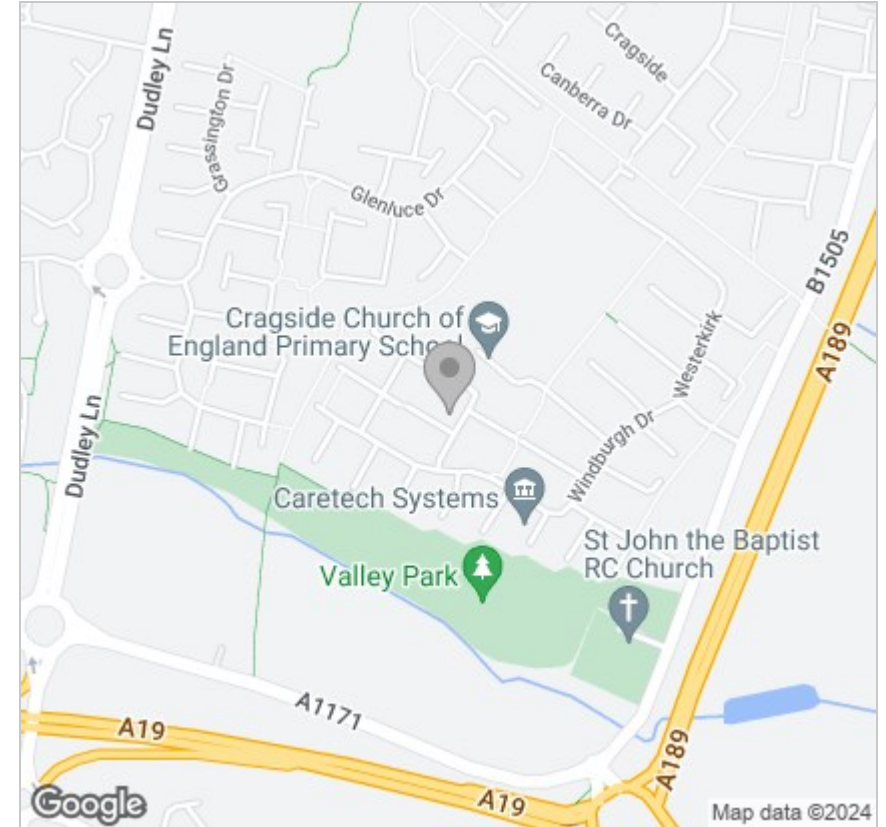
The rear garden has a fenced boundary and has both a paved area and lawn area; making it a great space for outdoor dining and entertaining.



## Floor Plan



## Area Map

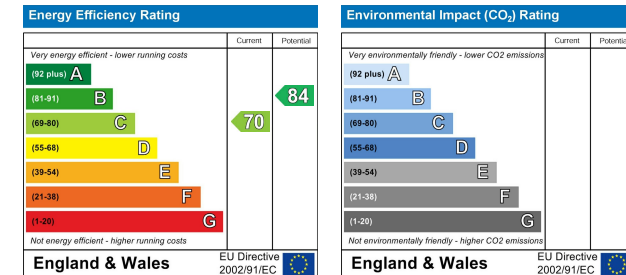


## Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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