



Rosedene Villas Cramlington

- No Onward Chain
- Three Bedrooms
- In Need Of Some Updating
- Generous rear garden
- Council Tax Band: A/ EPC: D/ Freehold



£130,000 Offers In Excess Of

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Rosedene Villas

Cramlington

We are delighted to present this charming semi-detached property to the market. Although in need of modernising, this delightful home offers tremendous potential for the right buyer. As you step inside, you will find a reception room, perfect for entertaining guests or relaxing with loved ones. The generous rear garden provides ample opportunity for outdoor activities and gardening enthusiasts. Upstairs, you will discover three bedrooms. The master bedroom is spacious and bright, providing a peaceful haven to unwind in. Additionally, there is a comfortable double bedroom and a cosy single bedroom, offering plenty of space for a growing family or visitors.

Entrance

Entrance door.

Entrance hallway

Stairs to first floor landing, single radiator, vinyl flooring, telephone point.

Downstairs WC

Low level wc, wash hand basin, double glazed window.

Lounge 11'00 max x 21'11 (3.35m x 6.68m)

Double glazed window to the front, double radiator, fire surround, electric fire, television point, coving to ceiling, French doors.

Kitchen 9'00 x 9'07 (2.74m x 2.92m)

Double glazed window to the rear, radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work top surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for fridge/freezer, plumbed for washing machine/dishwasher, laminate flooring, double glazed door to the rear.

First Floor Landing

Double glazed window to the side, loft access, storage cupboard.

Bedroom One 11'08 + recess x 11'11 (3.56m x 3.63m)

Double glazed window to the front, single radiator, fitted wardrobes.

Bedroom Two 9'08 x 13'07 (2.95m x 4.15m)

Double glazed window to the rear, single radiator, laminate flooring.

Bedroom Three 8'10 x 9'11 max (2.69m x 3.02m)

Double glazed window to the front, single radiator, fitted wardrobes.

Bathroom/Wc 6'00 x 7'01 (1.83m x 2.16m)

Double glazed window, wash hand basin, shower cubicle, low level wc, single radiator, part tiling to walls.

External

Front garden laid mainly to lawn, paved driveway. Rear garden laid mainly to lawn, patio and decking area, water tap to side, garden shed, side access.

Detached outhouse with power.

Tenure

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: A/ EPC Rating: D. BD007797/CM/SO/11.12.23/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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