



## Mayflower Gardens Cramlington

- Detached House
- Three Double Bedrooms
- Modern presentation throughout
- Two car drive and garage
- EPC:B/Council Tax:C/Freehold

**£280,000**



01670 531 114  
82 Front St, Bedlington, NE22 5UA

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[bedlington@rmsestateagents.co.uk](mailto:bedlington@rmsestateagents.co.uk)



# Mayflower Gardens

Cramlington

## Entrance

UPVC entrance door.

## Entrance hallway

stairs to first floor landing, laminate flooring, single radiator.

## Downstairs Wc

Low level wc, laminate flooring, double glazed window, single radiator.

## Utility Room

Double glazed window to rear, work surface, plumbed for washing machine, laminate flooring, combi boiler, space for dryer.

## Lounge 15'09ft x 9'10ft (4.80m x 2.99m)

Double glazed window to front and side, radiator, electric fire, television point.

## Kitchen 11'09ft max x 17'03ft (3.58m x 5.26m)

Double glazed window to the rear, double 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, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer and dishwasher, laminate flooring, spotlights, double glazed French door to rear and side windows.

## First Floor Landing

Loft access, built in storage cupboard.

## Loft

Insulated.

## Bedroom One 17'03ft max x 12'11ft inc alcove (5.26m x 3.94m)

Double glazed window to the front, radiator, television point.

## En-Suite 4'06ft + shower x 4'07ft (1.21m x 1.21m)

Double glazed window to side, low level wc, pedestal wash hand basin, wash hand basin, shower cubicle (mains shower), part tiling to walls, heated towel rail, vinyl floor.

## Bedroom Two 9'00 x 12'02 (2.74m x 3.71m)

Double glazed window to the front, radiator, built in cupboard.

## Bedroom Three 8'00 x 13'09 (2.44m x 4.19m)

Double glazed window to rear, radiator.

## Bathroom 5'06 x 8'05 (1.68m 2.57m)

Three-piece white suite comprising of; panelled bath, wash hand basin, low level wc, double glazed window, heated towel rail, part tiling to walls, vinyl flooring.

## External

Multi car driveway leading to garage. Rear garden laid mainly to lawn, patio area.

## Garage

Attached single garage with up and over door.

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: garage and double driveway

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

National House Building (NHBC) Warranty 9.5 years remaining

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

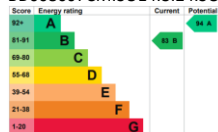
## TENURE

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: C

## EPC RATING: B

BD008007CM.SO14.3.24.SOV.2



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

