



## Wishaw Close Cramlington

- Link Detached House
- Five Bedroom
- Multi Car Driveway
- Downstairs Wc
- EPC:D/ Council Tax:C/ Freehold

**£195,000**



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)

# Wishaw Close

Cramlington

## Entrance

UPVC glazed entrance door.

## Entrance Hallway

Stairs to first floor landing, single radiator, window to rear.

## Downstairs Wc

Low level wc, pedestal wash hand basin, lino flooring, double glazed window to front.

## Lounge 17.99ft x 11.23ft into recess (5.48m x 3.42m)

Double glazed window to front, radiator, gas fire, television point, coving to ceiling.

## Dining Room 9.70ft x 7.33ft (2.95m x 2.23m)

Double glazed window to rear, single radiator.

## Kitchen 11.09ft x 7.90ft (3.38m x 2.40m)

Double glazed window to rear, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with mixer tap, tiled splash backs, built in fan assisted oven, gas hob, door to:

## Utility Room 6.91ft x 8.53ft (2.10m x 2.59m)

Double glazed window to rear, space for fridge/freezer, plumbed for washing machine, door to garage, UPVC door to rear garden.

## First Floor Landing

Loft access.

## Bedroom One 11.21ft x 11.04ft (3.41m x 3.36m)

Double glazed window to front, single radiator.

## Bedroom Two 7.68ft x 12.15ft into recess (2.34m x 3.70m)

Double glazed window to rear, single radiator, built in cupboard.

## Bedroom Three 11.31ft x 7.88ft (3.44m x 2.40m)

Double glazed window to front, single radiator.

## Bedroom Four 11.21ft x 6.70ft (3.41m x 2.04m)

Double glazed window to front, single radiator.

## Bedroom Five 7.96ft x 7.45ft (2.42m x 2.27m)

Double glazed window to rear, single radiator.

## Bathroom 5.55ft + shower recess x 7.70ft (1.69m x 2.34m)

Three-piece pale salmon suite comprising of shower cubicle, pedestal wash hand basin, low level wc, double glazed window to rear, heated towel rail, part tiling to walls.

## External

Front Garden laid mainly to lawn, multi car driveway leading to garage.

South facing rear garden, patio area.

## Garage

Attached single garage, lighting.

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains gas - water immersion heater

Sewerage: mains

Heating: mains gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: no

Parking: garage and 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.

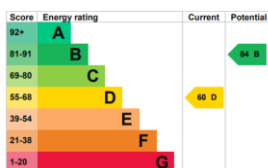
## TENURE

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: D

BD008073JY/SO.15.5.24.V.3



**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

