



Melkridge Place

Cramlington

- Semi Detached Bungalow
- Two Bedroom
- Front & Rear Gardens
- Garage
- No Onward Chain
- EPC:E/ Council Tax: B/ Freehold

Offers In Excess Of £175,000

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Melkridge Place

Cramlington, NE23 6UF

Entrance

UPVC entrance door.

Hallway

Single radiator, storage cupboard housing water tank.

Lounge 18.33ft x 11.95ft (5.58m x 3.64m)

Double glazed patio doors to rear, double radiator, fire surround with electric fire, television point.

Kitchen 8.03ft x 3.92ft (2.44m x 1.19m)

Double glazed window to rear, double 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, space for cooker, laminate flooring.

Bedroom One 11.96ft x 11.68ft (3.64m x 3.56m)

Double glazed window to front, single radiator.

Bedroom Two 9.20ft x 8.67ft (2.80m x 2.64m)

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

Bathroom 7.28ft max x 5.53ft max (2.21m x 1.68m)

Three-piece white suite comprising of; pedestal wash hand basin, low level wc, walk in shower, double glazed window to side, single radiator, laminate flooring, loft hatch, airing cupboard.

External

Front Garden with bushes and shrubs, paved driveway leading to garage. Rear garden laid mainly to lawn, patio area, bushes and shrubs, garden shed.

Garage 16.40ft x 7.73ft (4.99m x 2.35m)

Attached single garage with up and over door, power and lighting, housing boiler, door to garden, double glazed window, sink, plumbed for washing machine.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

Mobile Signal Coverage Blackspot: Vendor unaware

Parking: Garage and driveway

MINING

The property is 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: B

EPC RATING: E

BD008122JY/SO.08.08.2024.V.1

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 46 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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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.

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