



## Daffodil Gardens Cramlington

Tucked away on a private drive this two bedroom mid terrace property is a must view for first time buyers and downsizers alike! Close to good road and transport links this modern home is ready to view now. Comprising briefly; entrance hall, lounge, modern kitchen diner and w.c, stairs to the first floor landing, two double bedrooms and a bathroom. Externally there is an enclosed garden to the rear and a driveway to the front. A lovely starter home that must be viewed early.

**£150,000**



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# Daffodil Gardens

Cramlington NE23 8FT

## Entrance

UPVC entrance door.

## Downstairs wc

Low level wc, wash hand basin, laminate flooring, part tiling to walls.

**Lounge 12'00ft x 9'11ft max** (3.65m x 2.74m)

Double glazed window to front, double radiator, laminate flooring, television point.

**Kitchen/ Dining Room 12'09ft x 13'07ft max** (3.65m x 3.96m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in fan assisted oven, electric hob with extractor fan above, integrated fridge, freezer, washing machine, dishwasher, laminate flooring, storage cupboard, television point, double glazed door to rear.

**Bedroom One 8'05ft x 10'11 + Wardrobes** (2.43m x 5.04m)

Double glazed window to rear, single radiator, television point.

**Bedroom Two 10'07ft x 13'02ft** (3.04m x 3.96m)

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

**Bathroom 6'06ft x 7'00ft** (1.82m x 2.13m)

Three piece white suite comprising; panelled bath with mains shower over, wash hand basin, single radiator, part tiling to walls, vinyl floor.

## External

Allocated parking to front. Rear garden laid mainly to lawn, patio area.



## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains gas

Broadband: vendor unaware

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space/ communal parking

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## ACCESSIBILITY

- Suitable for wheelchair access.
- Level access.

## 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: B**

BD008384CM/SO.07.02.2025.V.1

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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