

Pendleton Drive Cramlington

Pendleton Drive, Cramlington NE23 3TU

- Extended Semi Detached House
- Popular Northburn Chase Estate

- Four Bedroom
- Two Bathrooms

£280,000

Simply a must view property on Pendleton Drive, Northburn Chase, Cramlington. Extended over the garage this four bedroom semidetached property would make a fabulous family home for those looking to be close to nearby Northburn primary school and locals shops and amenities. Benefitting from a useful garden room the property comprises briefly; entrance porch and hallway, downstairs wc, open plan lounge and dining room leading to the conservatory, a modern kitchen diner with internal access to the garage and French doors to the rear garden, stairs to the first floor landing, four bedrooms with a good size en suite to bedroom one and a family bathroom. Externally the property has an enclosed garden to the rear with two decked patio areas, lawned area and a garden room/office or work space and side access to the front where you will find an open aspect garden and multi-car block paved driveway leading to the single garage. Don't delay, book your viewing early to avoid disappointment.

- Garden Room/Workspace
- EPC:C/ Council Tax:B/ Freehold

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Mains Gas Broadband: Fibre Mobile Signal Coverage Blackspot: No Parking: Garage & Driveway **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

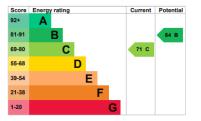
search. Confirmation should be sought from a conveyand to its effect on the property, if any.

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: C

BD008465CM/SO04.04.2025.V.1



Entrance

Via UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, single radiator, under stairs storage cupboard.

Downstairs Wc

Low level wc, wash hand basin (set in vanity unit), tiled flooring, double glazed window, single radiator.

Dinging/ Lounge 24'11ft x 11'01ft max (7.59m x 3.38m)

Double glazed window, two radiators, fire surround with limestone inset and hearth, electric fire, television point, telephone point, coving to ceiling, double doors to:

Conservatory

Dwarf wall, ceiling fan, single radiator, laminate flooring, French doors.

Kitchen/ Dining Room 17'03ft x 10'07ft max (5.26m x 3.22m)

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 and drainer with mixer tap, tiled splash backs, space for range oven, integrated fridge/freezer and dishwasher, tiling to floor, double glazed patio doors to rear.

Loft

Partially boarded, loft access in extension.

Bedroom One 10'01ft x 12'05ft (3.07m x 3.78m)

Double glazed window to front, single radiator, fitted wardrobes and drawers, television point.

En-Suite 7'08ft x 6'09ft (2.33m x 2.06m)

Double glazed window to front, low level wc, wash hand basin (set in vanity unit), single radiator, double shower cubicle (mains shower), tiling to walls, storage cupboard, heated towel rail, spotlights, tiling to floor.

Bedroom Two 11'07ft x 8'08ft to wardrobes (3.53m x 2.64m)

Double glazed window to rear, single radiator, fitted sliding door wardrobes.

Bedroom Three 14'05ft x 7'08ft (4.39m x 2.33m)

Double glazed window to front, double radiator, spotlights.

Bedroom Four 7'09ft x 8'06ft (2.36m x 2.59m)

Double glazed window to rear, single radiator.

Bathroom 5'07ft x 6'10ft (1.70m x 2.08m)

Three piece white suite comprising; panelled bath with mains shower over, pedestal wash hand basin and low level wc set in vanity unit, double glazed window to rear, heated towel rail, tiling to walls, laminate flooring, extractor fan.

External

Front garden laid mainly to lawn, bushes and shrubs, multi car driveway leading to garage. Rear garden laid mainly to lawn, two decking areas, bushes and shrubs, side access.

Outhouse/Summer House 9'10ft x 14'07ft (2.99m x 4.45m)

Plumbing, lighting, electrics, power, laminate flooring French doors, double glazed window.

Garage

Attached single garage with up and over door, power and lighting, plumbed for washing machine, electric car charging point, combi boiler.





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