



Pendleton Drive
Cramlington

Pendleton Drive, Cramlington NE23 3TU

- Extended Semi Detached House
- Popular Northburn Chase Estate
- Four Bedroom
- Two Bathrooms
- Garden Room/Workspace
- EPC:C/ Council Tax:B/ Freehold

£280,000

Simply a must view property on Pendleton Drive, Northburn Chase, Cramlington. Extended over the garage this four bedroom semi-detached 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.

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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Dining/ 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.



82 Front St, Bedlington, NE22 5UA bedlington@rmsestateagents.co.uk

01670 531 114 www.rookmatthewssayer.co.uk

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 in 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 buyer 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



