



Wishaw Close Cramlington

This family home must be seen to appreciate the potential, located in the popular area of Cramlington with excellent transport links and amenities close by. The Property does need updating but has the potential to be an amazing family home. It comprises of hallway, open plan lounge/diner, kitchen, utility room, a further room extended at the rear which could be used as office, family room or additional bedroom. The first floor has three bedrooms and a separate bathroom and WC. Externally driveway leading to garage, shared side access to rear garden which is split level and has lawn, shrubs and greenhouse. Viewing is highly recommended as we anticipate this to be popular.



Offers In The Region Of £175,000

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Wishaw Close

Cramlington NE23 6JF

Entrance Porch

Via UPVC entrance door, double glazed door, double glazed windows to front.

Entrance Hallway

Stairs to first floor landing, single radiator, storage cupboard, telephone point.

Lounge 11.48ft x 11.37ft (3.49m x 3.46m)

Double glazed window to front, single radiator, fire surround with gas fire (disconnected), coving to ceiling, open archway to dining area.

Dining Room 8.62ft x 10.69ft (2.62m x 3.25m)

Double glazed window to rear, single radiator, coving to ceiling, door to kitchen.

Third Reception Room 14.08ft x 8.28ft (4.29m x 2.52m)

Double glazed window to side, single radiator.

Kitchen 9.02ft x 10.62ft (2.74m x 3.23m)

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 and drainer with mixer tap, tiled splash backs, space for gas cooker, cushion flooring, door to utility room.

Utility Room 8.68ft x 8.66m (2.64m x 2.63m)

Double glazed door to side, space for fridge/freezer, plumbed for washing machine, single radiator, storage cupboard.

First Floor Landing

Double glazed window to side.

Bedroom One 12.07ft x 8.00ft to wardrobes (3.67m x 2.43m)

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

Bedroom Two 10.39ft x 8.73ft (3.16m x 2.66m)

Double glazed window to rear, double radiator, built in cupboard housing boiler, loft hatch.

Bedroom Three 7.70ft x 6.23ft into cupboard (2.34m x 1.89m)

Double glazed window, single radiator, built in cupboard.

Wc Room 4.92ft x 2.54ft (1.49m x 0.77m)

Low level wc, small window to side, radiator.

Bathroom 6.05ft x 5.48ft (1.84m x 1.67m)

Double glazed window to rear, panelled bath with electric shower over, pedestal wash hand basin, single radiator, tiling to walls.

External

Front garden laid mainly to lawn, bushes and shrubs, flower borders, block paved driveway leading to garage. Rear garden laid mainly to lawn, bushes and shrubs, flower beds, greenhouse.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: fibre to the cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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: D

BD008424SB/SO08.04.25.v.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	80 C
39-54	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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