



## Hayton Close Cramlington

Nicely presented two bedroom semi-detached house, located in a popular estate in Cramlington. Excellent transport links and amenities are close by, including a cycle path. This home will appeal to first-time buyers wanting to get into the property market. Upon entering into the hallway you will find the lounge/dining room with dual-aspect windows to the front and rear. Also on the ground floor is an updated galley kitchen with door to rear garden. The first floor landing leads to two double bedrooms and an updated, fully-tiled bathroom with waterfall shower. Externally, the house has a driveway to the front and a well-maintained garden with decking and a garden shed to the rear. We would recommend viewing to see what this charming home has to offer.

# £140,000



01670 531 114  
82 Front St, Bedlington, NE22 5UA

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[bedlington@rmsestateagents.co.uk](mailto:bedlington@rmsestateagents.co.uk)



# Hayton Close

Cramlington, NE23 2FN

## Entrance

UPVC entrance door.

## Entrance Hallway

Stairs to first floor landing, double radiator.

**Lounge 12.59ft x 15.76ft into window** (3.83m x 4.80m)

Double glazed window to rear, two single radiator, one double radiator, built in storage cupboard, television point, telephone point, coving to ceiling.

**Kitchen 7.04ft x 9.82ft** (2.14m x 2.99m)

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 electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, laminate flooring, double glazed door to rear.

## First Floor Landing

Double glazed window, one storage cupboards, housing boiler.

**Bedroom One 9.53ft x 9.52ft** (2.90m x 2.90m)

Double glazed window to rear, single radiator, built in cupboard, television point, spotlights

**Bedroom Two 8.79ft x 10.09ft** (8.79m x 10.09m)

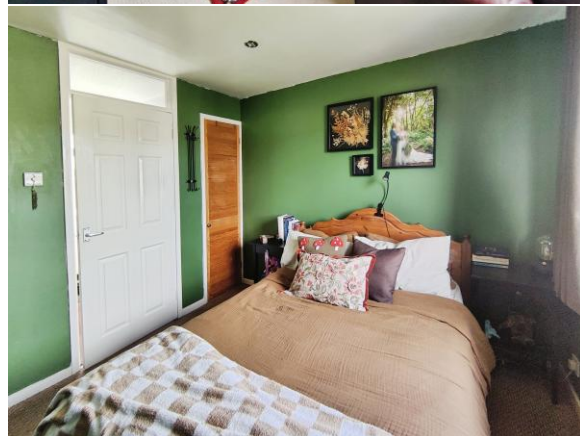
Double glazed window to rear, single radiator, spotlights.

**Bathroom 5.57ft x 6.54ft** (1.69m x 1.99m)

Shower cubicle (mains), wash hand basin (set in vanity unit), low level wc, double glazed window to front, heated towel rail, tiled walls and flooring.

## External

Front garden laid mainly to lawn, bushes and shrubs, block paved driveway. Rear garden, bushes and shrubs, water, flower beds, raised decking, water tap, garden shed, decking area.



## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: 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.

## MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that this is non-standard construction (timber frame).

## 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:** A

**EPC RATING:** C

BD008439SB/SO11.4.24.v.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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 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 buyers 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

