



7 Hareside

Cramlington, NE23 6BH

£179,950

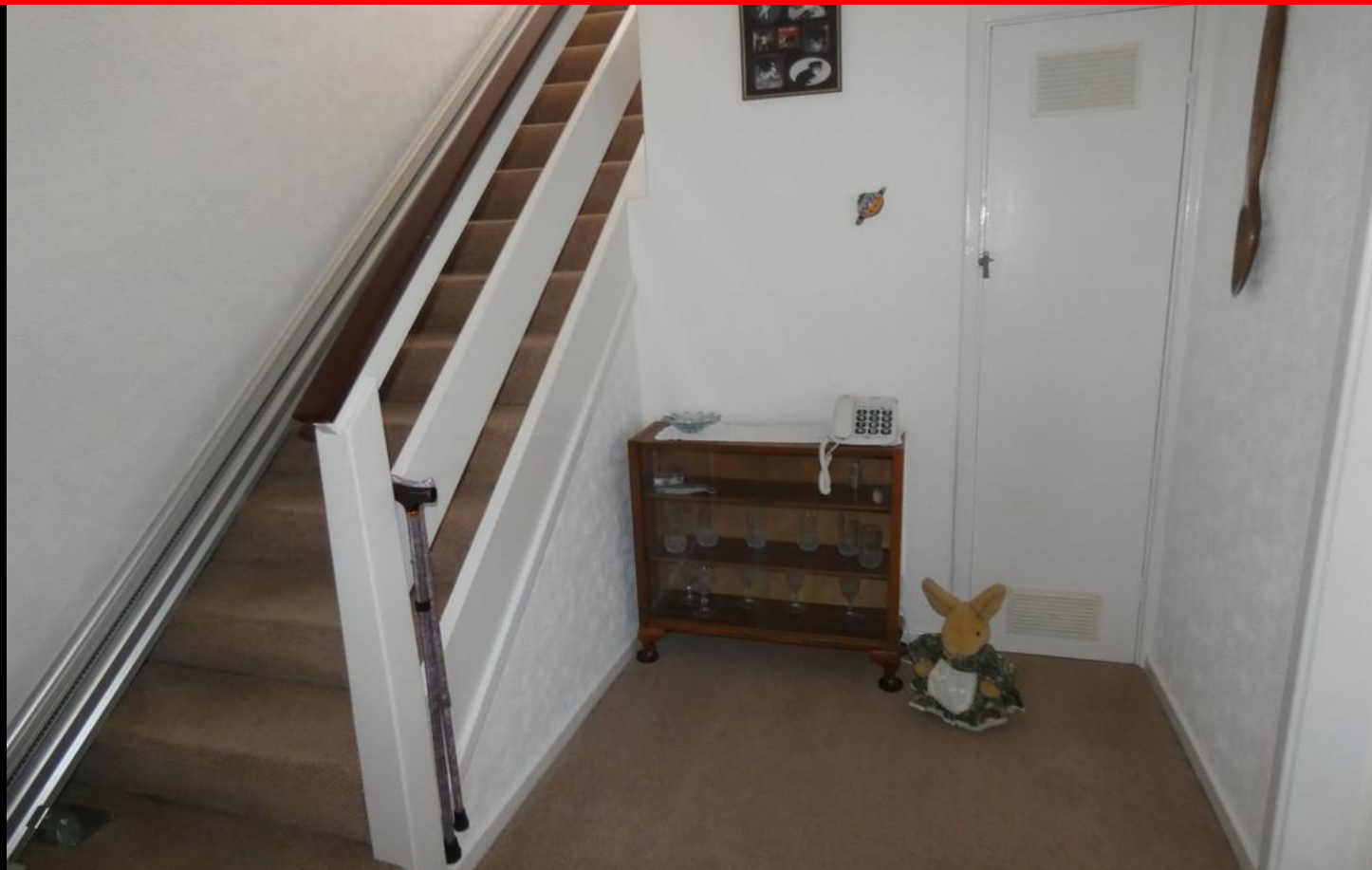
- ◆ Semi-detached House
- ◆ No Upper Chain
- ◆ 16ft Lounge
- ◆ Fitted Kitchen
- ◆ Garage & Gardens
- ◆ Popular Location
- ◆ Family Accommodation
- ◆ 11ft Dining Room
- ◆ Three Bedrooms
- ◆ Viewing Recommended.



ML ESTATES
EST 1994



7 Hareside, Cramlington, Northumberland , NE23 6BH



Property Description

Situated on the ever so popular estate in Cramlington on Hareside, Close to local amenities and school catchments. Offering ideal family accommodation with the added benefit of no upper chain.

To the ground floor there is a Reception Hallway, Lounge, Dining Room and fitted Kitchen.

To the first floor there are three bedrooms and a bathroom with separate WC.

Externally there are gardens to the front and rear, driveway leading to garage with utility to the rear.

Also benefiting from UPVC double glazing and gas central heating.



ENTRANCE

UPVC double glazed door to...

RECEPTION HALLWAY

Central heating radiator, stairs to the first floor, cloaks cupboard.

LOUNGE

11' 3" x 16' 2" (3.43m x 4.93m) UPVC double glazed window to the front elevation, laminate flooring, double panelled radiator, square arch to...

DINING ROOM

11' 3" x 9' 3" (3.43m x 2.82m) UPVC double glazed sliding door patio doors to the rear, double panelled radiator, laminate flooring.

KITCHEN

10' 11" x 8' 5" (3.33m x 2.57m) UPVC double glazed window to the rear elevation, fitted with wall and floor units with roll top work surfacing with mixer tap, space for cooker, partially tiled walls, vinyl flooring, storage cupboard, door to garage.

FIRST FLOOR LANDING

Loft access, airing cupboard housing central heating boiler, UPVC double glazed window to the side elevation.

BEDROOM ONE

13' 3" x 12' 8" (4.04m x 3.86m) UPVC double glazed window to the front elevation, central heating radiator, built in wardrobes.

BEDROOM TWO

12' 7" x 12' 8" (3.84m x 3.86m) UPVC double glazed window to the rear elevation, fitted wardrobes with over bed storage cupboards, central heating radiator.

BEDROOM THREE

8' 8" x 7' 7" (2.64m x 2.31m) UPVC double glazed window to the front elevation, central heating radiator.

SHOWER ROOM

Comprising walk in shower cubicle with mains shower, wash hand basin, central heating radiator, UPVC double glazed frosted window to the rear elevation, tiled walls, vinyl flooring.





SEPARATE WC

UPVC double glazed window to the rear elevation, comprising low level WC, central heating radiator, tiled walls, vinyl flooring.

EXTERNALLY

Block paved good sized driveway leading to garage which has an electric door, power and light. utility incorporated at rear of garage.

To the rear is a fenced garden with lawn and shed.

TENURE

FREEHOLD

The tenure of the property has been confirmed by the vendor of this property however this property should be clarified by your legal representative prior to exchange of contracts.

A PROPERTY TO SELL?

IF YOU ARE THINKING OF MOVING TO A NEW PROPERTY IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON 0191 237 6060.



VIEWING ARRANGEMENTS

OFFICE HOURS:

Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email sd@mlstates.co.uk

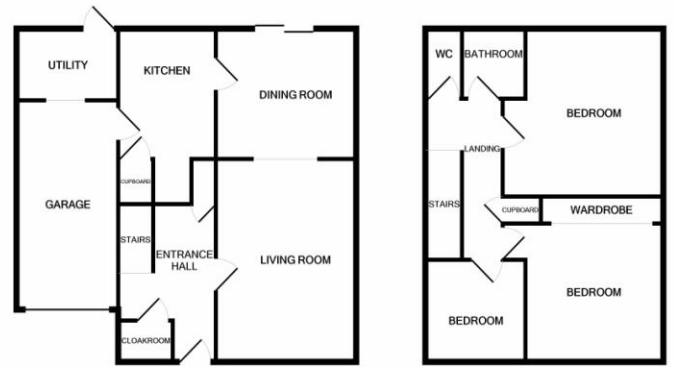


VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT





Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 677 SQ.FT.
(62.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1174 SQ.FT. (109.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING APPOINTMENT

Time _____

Date: _____

Vendors Name (s) _____

**27 Avenue Road
Seaton Delaval
Tyne & Wear
NE25 0DT**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck measurements.

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