



Whitelaw Place, Collingwood Chase, Cramlington

£150,000 Offers in Region of

MICHELLE ROPER

exp UK

Whitelaw Place,

Collingwood Chase, Cramlington, NE23

Stop the Search! This could be the First Time Buy you've been looking for, a 2 Bedroom Mid-Terraced house on Whitelaw Place in the ever popular location of Collingwood Chase, Cramlington.

The property briefly comprises of Entrance Hall, Lounge, Kitchen and Conservatory to the Ground Floor. First Floor offering Landing, Master Bedroom, Bedroom 2 and Bathroom.

To the front of the property is a paved entrance leading to front door and to the rear of the property is a private paved yard. The property benefits from a Garage in a block, adjacent to the property.

Early viewing is highly recommended.

Price: £150,000 Offers in Region of



Accommodation

Entrance Hall

Through the front door we enter into the Hall. Ahead to the left a carpeted staircase provides access to first floor accommodation. Ahead to the right, a door provides access to the Lounge and to the left is the Kitchen. The room features a cupboard housing the gas and electric meters and features carpet underfoot..

Lounge 5.92 m x 3.54 m

The focal point of the lounge is a central fireplace between recessed alcoves. A wooden mantle provides a decorative feature with marble hearth and inset. The room features an under-stair storage cupboard and single radiator. Ahead doors provide access in to the Conservatory and the room features wood flooring underfoot.

Kitchen 2.08 m x 3.55 m

The Kitchen is situated to the front of the property and benefits from a range of high gloss wall and base units with complimentary chrome handles and otop worksurfaces leading to a stainless steel inset 1.5 bowl sink with single drainer and mixer tap. Integrated appliances include electric oven and microwave & electric hob with overhead extractor hood. The room is accommodating of a freestanding fridge freezer and is plumbed for automatic washing machine. A double glazed window looks to front elevation. The room features uPVC cladding and recessed spotlighting to ceiling and tile effect cushioned floor under-foot.

Conservatory 5.92 m x 3.54 m

The Conservatory is a welcomed addition to the property, leading from the lounge. The Conservatory features double doors leading to private rear yard, single radiator and cushioned floor underfoot.



Accommodation

First Floor Landing

The first floor landing provides access to Master Bedroom, Bedroom 2 and Family Bathroom and features a storage cupboard housing combi - boiler, access to the boarded loft space with pull down ladder and carpet underfoot.

Master Bedroom 3.13 m x 3.02 m

Situated to the rear of the property is the Master Bedroom. A double glazed window looks to rear elevation underneath which sits a single radiator. The room features built in wardrobes to the right extending to a dressing table and built in bedside tables and single cupboard to the left. The room benefits from carpet underfoot.

Bedroom 2 2.52 m x 3.55 m

Bedroom 2 is situated to the front of the property and benefits from a double glazed window to front elevation. The room features a single radiator, built in double door wardrobe and carpet underfoot.



Accommodation

Bathroom 2.24 m x 1.66 m

The Bathroom consists of a white three piece suite comprising of P-shape panelled bath with overhead electric Mira shower and glass screen, pedestal wash hand basin and low level WC.

The room features decorative tiling to walls and complimentary tiled effect cushioned floor underfoot, a single door storage cupboard and a chrome heated towel radiator.

Externally

The property enjoys a paved walkway to front entrance.

To the rear a private yard with fenced boundary leads from Conservatory.

Garage

The property benefits from a Garage adjacent to the property in a block. The Garage features an up and over door.

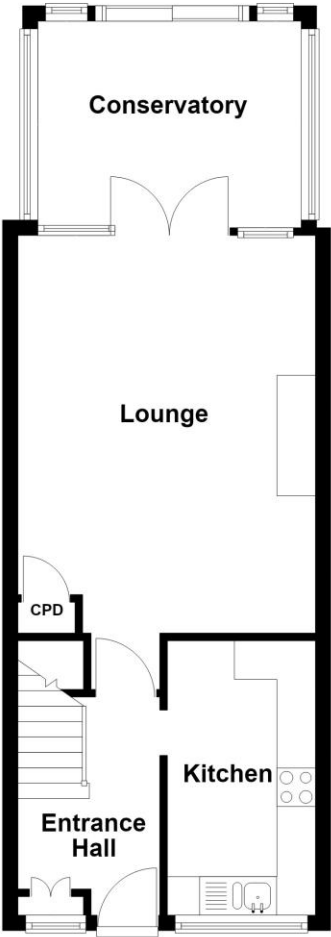


Floor Plan & EPC

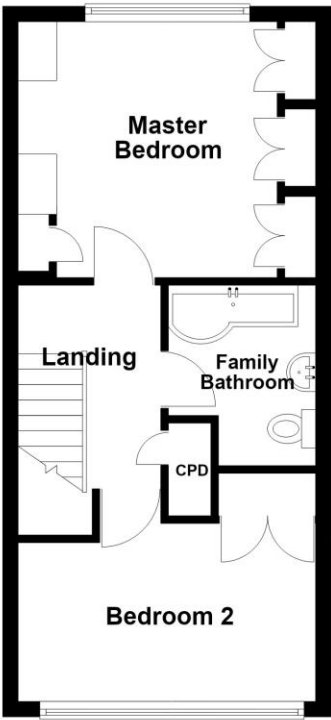
Approximate Gross Internal Area

Ground Floor	43.4 sq. metres / 467.7 sq. feet
First Floor	35.5 sq. metres / 381.9 sq. feet
Total	78.9 sq. metres / 849.6 sq. feet

Ground Floor
Approx. 43.4 sq. metres (467.7 sq. feet)



First Floor
Approx. 35.5 sq. metres (381.9 sq. feet)



Total area: approx. 78.9 sq. metres (849.6 sq. feet)



For Sale
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Local Authority
Northumberland County Council

Council Tax
Band A

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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