



Glencoe Avenue | Cramlington | NE23 6EH

Offers In Excess Of £260,000

Located on the popular Southfield Green Estate, with excellent transport links and local amenities close by, this spacious extended bungalow is offered for sale with no upper chain.

The property provides generous accommodation throughout, briefly comprising a spacious lounge/diner, kitchen, utility room, two double bedrooms, with the second bedroom benefiting from an en-suite, and a separate family bathroom.

Externally, there is a driveway to the front leading to a garage, while the rear boasts a low-maintenance garden, ideal for relaxing and entertaining.

This fabulous home offers versatile living space and must be viewed to fully appreciate all that it has to offer.

Early viewing is highly recommended.

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Semi Detached Bungalow

Utility Room

Two Bedrooms

Garage & Gardens

No Onward Chain

Freehold

En-Suite & Family Bathroom

EPC: TBC/ Council Tax:B

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
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.

ACCESSIBILITY

Extensions? Yes
Significant repairs or upgrades to the property? Yes
Was planning permission obtained? Yes

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

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: B

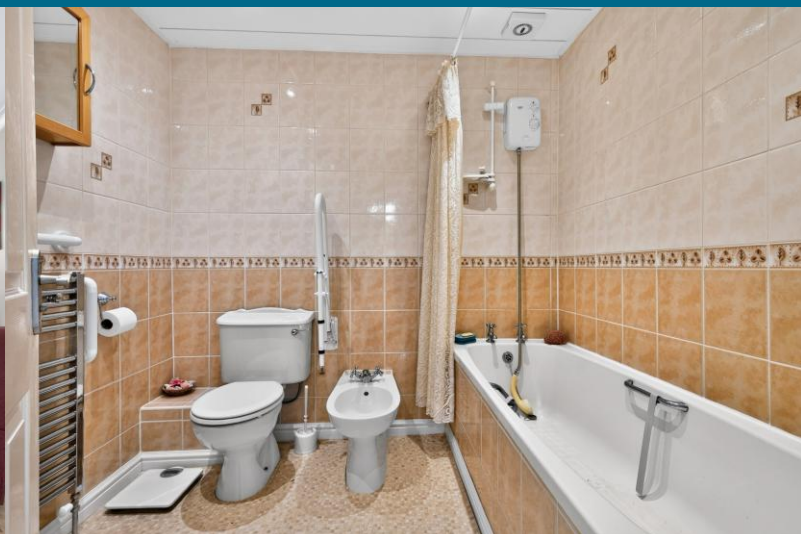
EPC RATING: TBC

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Entrance Porch

Via composite door, double glazed windows to front.

Entrance Hallway

Laminate flooring, single radiator, storage cupboard.

Lounge/Diner 21'11ft x 11'10ft (6.69m x 3.60m)

Double glazed window to front, double radiator, television point, coving to ceiling.

Kitchen 9'3ft x 7'11ft (2.82m x 2.41m)

Double glazed window to side, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge and microwave, tiling to floor, double glazed door to side.

Utility Room 9'9ft x 6'11ft (2.97m x 2.11m)

Double glazed window to rear, fitted wall and base units, stainless steel suni unit, plumbed for washing machine, double radiator, tiled flooring, double glazed door to rear.

Bedroom One 17'5ft x 11'9ft (5.31m x 3.57m)

Double glazed window to rear, double glazed window to rear, fitted wardrobes.

Bedroom Two 14'3ft x 10'3ft (4.34m x 3.13m)

Patio doors, double radiator.

En-Suite 14'3ft x 10'3ft (4.34m x 3.13m)

Low level wc, wash hand basin (set in vanity unit), cladding to ceiling, extractor fan, shower cubicle with electric shower, tiling to walls, heated towel rail, spotlights.

Bathroom 7'5ft x 6'4ft (2.25m x 1.92m)

White suite comprising of; panelled bath with electric shower, pedestal wash hand basin, low level wc, spotlights, bidet, heated towel rail, tiling to walls, laminate flooring, cladding to ceiling, extractor fan.

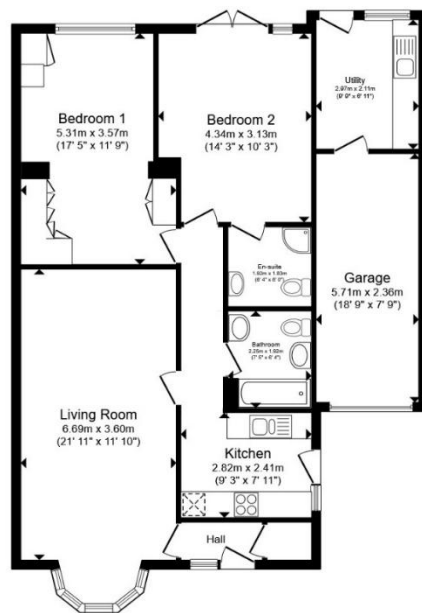
External

Low maintenance garden to front, block paved driveway leading to garage.

Low maintenance garden to rear.

Garage

Attached garage with electric door, lighting.



Total floor area 103.8 m² (1,117 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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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.

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.



**The Property
Ombudsman**



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