



Sea View Villas | Cramlington | NE23 2AD

Offers In Excess Of £195,000

This beautifully presented home is a hidden gem, situated in the highly sought-after residential area of Cramlington, with excellent transport links and a wide range of local amenities close by.

The property has been significantly enhanced with a full-width ground floor extension to the rear, creating additional versatile living space. This includes a utility room, sun room, and shower room, all accessed from the spacious lounge/dining room.

To the first floor are three well-proportioned bedrooms and an updated family bathroom, finished to a high standard. Externally, the property benefits from a driveway to the front providing off-street parking for multiple vehicles, together with a private, enclosed rear garden featuring a patio area, lawn, and useful outdoor storage.

Early viewing is highly recommended to fully appreciate everything this wonderful family home has to offer.

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Semi Detached House

Utility Room

Three Bedrooms

Driveway

Lounge/Diner

Freehold

Private Substantial Rear Garden

EPC: D/ Council Tax:A

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway and on street parking

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: A

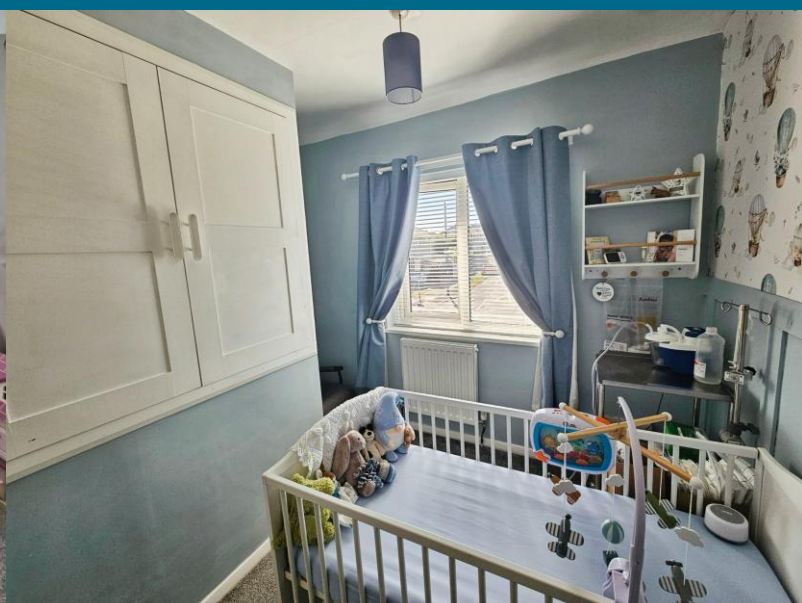
EPC RATING: D

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Entrance Porch

Via UPVC entrance door, double glazed windows to front.

Entrance Hallway

Stairs to first floor landing, laminate flooring, double radiator.

Shower Room 10.26ft x 3.73ft (3.12m x 1.13m)

Low level WC, floating pedestal wash hand basin, tiled flooring double glazed window heated towel rail shower cubicle via mains.

Lounge 16.59ft x 10.68ft (5.05m x 3.25m) Open Plan

Double glazed window to front, double radiator, fire surround with electric fire, television point.

Dining Room 9.90ft x 9.67ft (3.01m x 2.94m)

Double glazed bi fold doors to rear, double radiator.

Kitchen 19.79ft x 14.10ft (6.03m x 4.29m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, Coordinating sink unit and drainer with mixer tap, tiled splashbacks, built in electric fan assisted double oven, electric hob with extractor fan above, tiling to floor, spotlights, bifold doors to rear, Velux skylights.

Utility Room 10.26ft x 8.88ft (3.12m x 2.70m).

Double glazed window to side, fitted wall and base units, stainless steel sink unit, space for fridge, plumbed for washing machine, tiled flooring, storage cupboard.

First Floor Landing

Double glazed window to side, loft access, built in storage cupboard.

Loft

Partially boarded, pull down ladders, lighting and power.

Bedroom One 10.81ft x 12.04ft (3.29m x 3.66m)

Double glazed window to front, double radiator.

Bedroom Two 13.89ft x 9.50ft (4.23m x 2.89m)

Double glazed window to rear, double radiator.

Bedroom Three 8.63ft x 6.37ft (2.63m x 1.94m)

Double glazed window to front, double radiator, built in cupboard.

Bathroom 6.84ft x 6.37ft (2.08m x 1.94m)

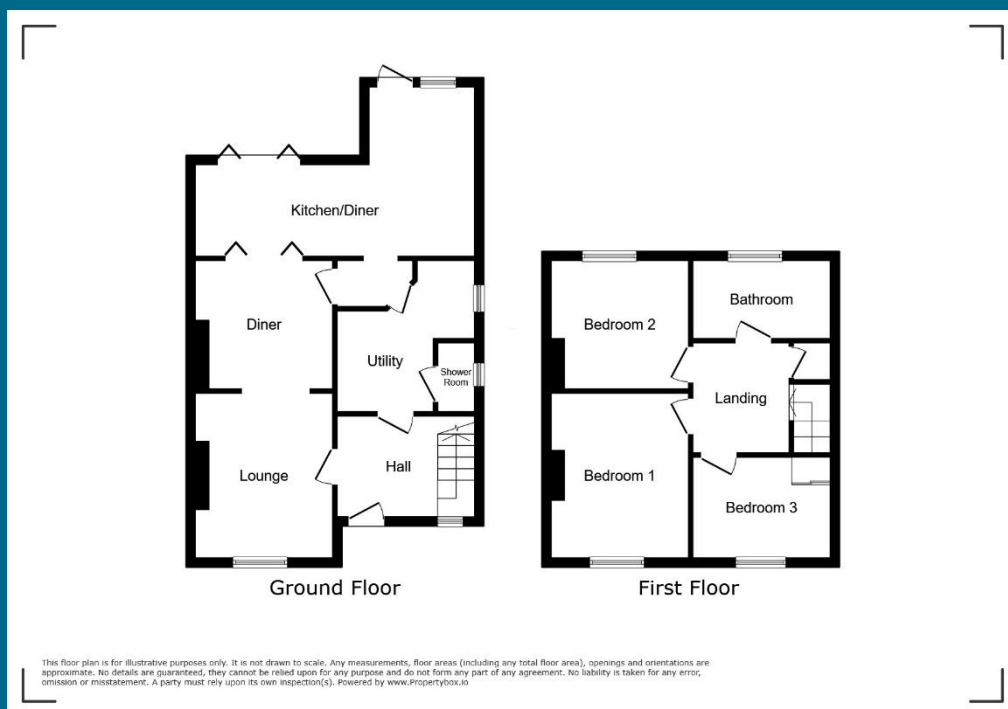
Three piece white suite comprising of; panelled bath with electric shower over, wash hand basin set in vanity unit, low level WC, spotlights, double glazed window to rear, single radiator, cladding to walls and ceiling.

External

Front garden laid mainly to lawn, driveway to front, electric car charger. Rear garden laid mainly to lawn, patio area, bushes and shrubs.

Detached outhouse.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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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