Oakley Drive | Cramlington | NE23 2YF

£145,000

Located in the popular residential area of Cramlington, this delightful three-bedroom end-terrace home is sure to appeal to a wide range of buyers, particularly first-time purchasers. Offered with no upper chain and on a freehold basis, the property is ready to move into and make your own.

The ground floor comprises a welcoming lounge and a spacious kitchen diner, ideal for both everyday living and entertaining. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a charming enclosed rear garden, perfect for relaxing or outdoor dining, along with the added benefit of a garage located in a nearby block.

Early viewing is highly recommended to fully appreciate all that this home has to offer.

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End Terraced House	**Garage In Block**
Three Bedroom	**Garden**
No Onward Chain	**Freehold**
Kitchen/Diner	**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: Cable
Mobile Signal Coverage Blackspot: No
Parking: Garage in separate block, on street parking, communal 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.

ACCESSIBILITY
Suitable for wheelchair users

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

BD008885SB/SJ27.04.2026.V.2

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.

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Entrance Porch
Via UPVC entrance door, double glazed door, double glazed windows to front and side.
Entrance Hallway
Stairs to first floor landing, laminate flooring.
Lounge 15.71ft x 11.65ft (4.78m x 3.55m)
Double glazed window to front, single radiator, fire surround, built in storage cupboard, television point, coving to ceiling, laminate flooring.
Kitchen 14.71ft x 8.58ft (4.48m x 2.61m)
Double glazed window to rear, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, brushed aluminium splashbacks, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, laminate flooring, double glazed door to rear.
First Floor Landing
Built in storage cupboards.
Bedroom One 10.95ft 8.21ft (3.33m x 2.50m)
Double glazed window to front, double radiator, fitted wardrobes.
Bedroom Two 10.88ft x 8.20ft (3.32m x 2.49m)
Double glazed window to rear, single radiator, loft access.
Bedroom Three 6.17ft x 6.80ft (1.88m x 2.07m)
Double glazed window to front, single radiator, built in cupboard.
Bathroom 6.08ft x 6.03ft (1.85m x 1.83m)
Three piece white suite comprising of; panelled bath with electric shower over, pedestal wash hand basin, low level wc, double glazed window to rear, heated towel rail, cladding to walls, extractor fan.
External
Front garden laid mainly to lawn. Low maintenance enclosed garden to rear, patio area, gravelled area, outside tap.
Garage
Detached garage with up and over door.

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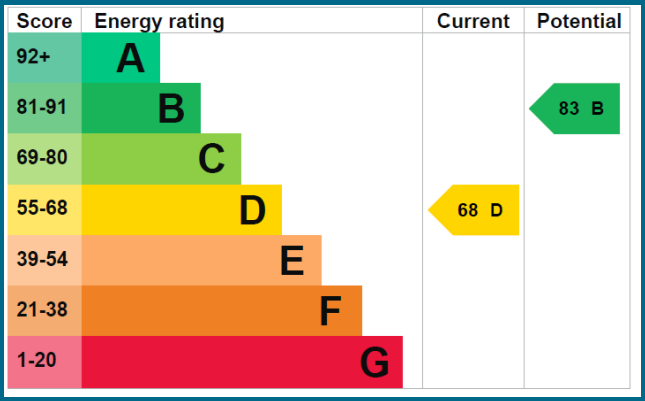

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity 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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