



Kinloss Square | Cramlington | NE23 2XL

Offers In The Region Of £250,000

Located on the highly sought-after Parkside Estate in Cramlington, this delightful detached home is sure to appeal to a wide range of buyers. Updated to a modern standard throughout, the property is beautifully presented and ready to move straight into.

The ground floor accommodation comprises a welcoming lounge leading through to a conservatory, a modern fitted kitchen/diner, and the added benefit of a contemporary downstairs bathroom.

To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-street parking for multiple vehicles, access to the garage, and a front garden. The rear garden offers a patio area and mature planted borders, creating an ideal space for relaxing or entertaining.

Early viewing is essential to fully appreciate the accommodation and location of this fantastic family home.

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1



2

Detached House

Gardens To Front & Rear

Three Bedrooms

Popular Location

Downstairs Wc

Freehold

Conservatory

EPC:E / Council Tax:C

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.

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: C

EPC RATING: E

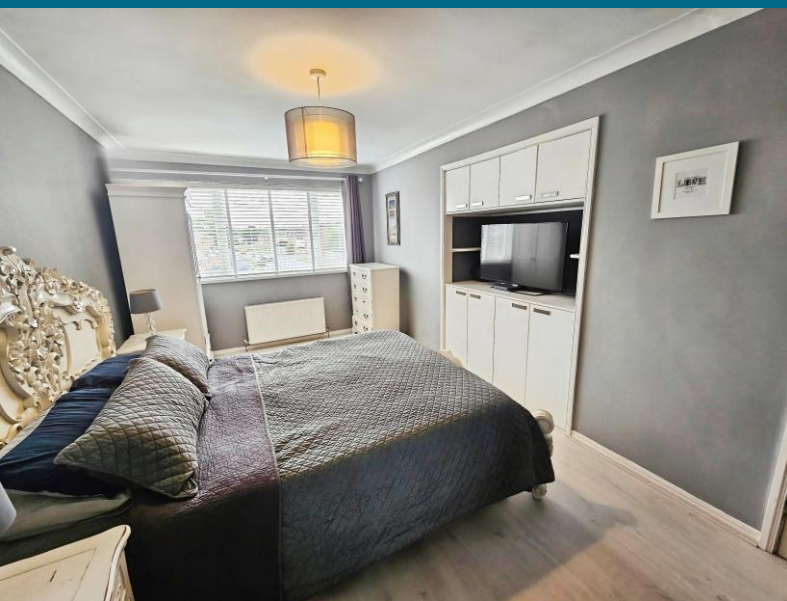
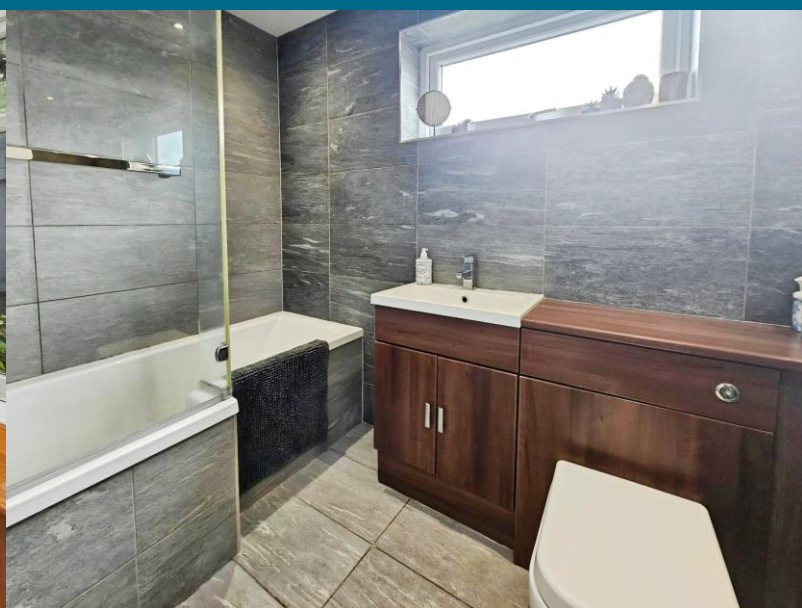
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Entrance

Via composite door.

Entrance Hallway

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

Downstairs Wc 7.42ft x 4.95ft (2.26m x 1.50m)

Low level wc, wash hand basin (set in vanity unit), extractor fan, part tiling to walls, spotlights, double shower.

Lounge 17.43ft x 11.32ft (5.31m x 3.45m)

Double glazed window to front, double glazed French doors to rear, single radiator, television point, doors to:

Conservatory 9.20ft x 9.66ft (2.80m x 2.94m)

Dwarf wall, double glazed windows, ceiling fan, laminate flooring.

Kitchen 10.31ft x 16.70ft (3.14m x 5.10m)

Double glazed patio doors to rear, two wall radiators, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, upstands, built in electric fan assisted oven, induction hob with extractor fan above, integrated fridge freezer, dishwasher and microwave, laminate to flooring, spotlights, built in pantry.

First Floor Landing

Double glazed window to rear, loft access, built in storage cupboard (housing boiler).

Bedroom One 16.82ft x 9.42ft (5.12m x 2.87m)

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

Bedroom Two 10.06ft x 7.75ft (3.06 x 2.36m)

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

Bedroom Three 6.80ft x 7.73ft (2.07m x 2.35m)

Double glazed window to rear, double radiator.

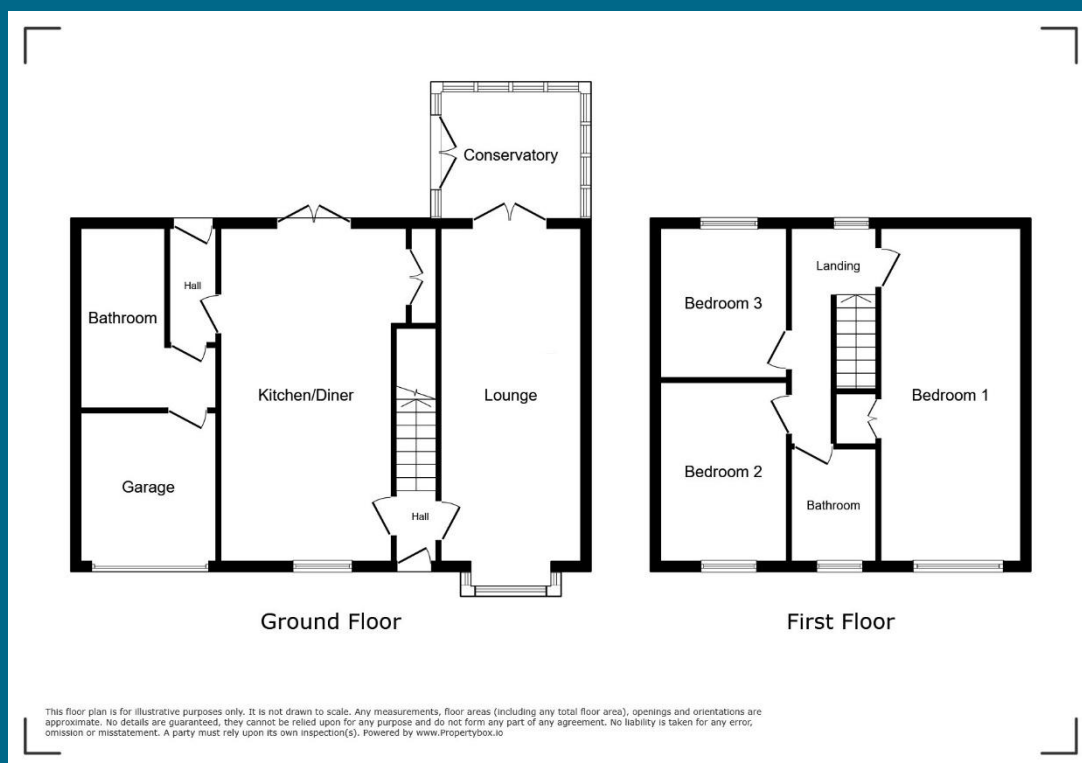
Bathroom 7.87ft x 5.48ft (2.39m x 1.67m)

Double glazed window to front, panelled bath with mains shower, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to front, heated towel rail, tiling to walls, tiled flooring, cladding to ceiling, extractor fan.

External

Front garden laid mainly to lawn, bushes and shrubs, driveway leading to garage. Rear garden laid mainly to lawn, patio area, bushes and shrubs, garden shed.

Garage (part converted into downstairs Wc).



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.



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