



Arcot Avenue | Cramlington | NE23 1EZ

Offers In Excess OF £160,000

This home will appeal to most it has been updated and maintained to high standard and is a fabulous family home. The garden has the wow factor wrapping around the home to the rear offering off street parking, grassed and decking area. Once in the home it offers a lounge with feature fireplace and dining kitchen plus bathroom and wc to the ground floor. The first floor has three double bedrooms. The property is ideally located close to local transport links and amenities including manor walks shopping centre. We advise early viewing to appreciate this lovely home.

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Semi Detached House

Driveway

Three Bedroom

Front & Rear Gardens

Downstairs Bathroom

Freehold

Ideal First Time Buy

EPC: tbc/ 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 & Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space and 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

COUNCIL TAX BAND: A

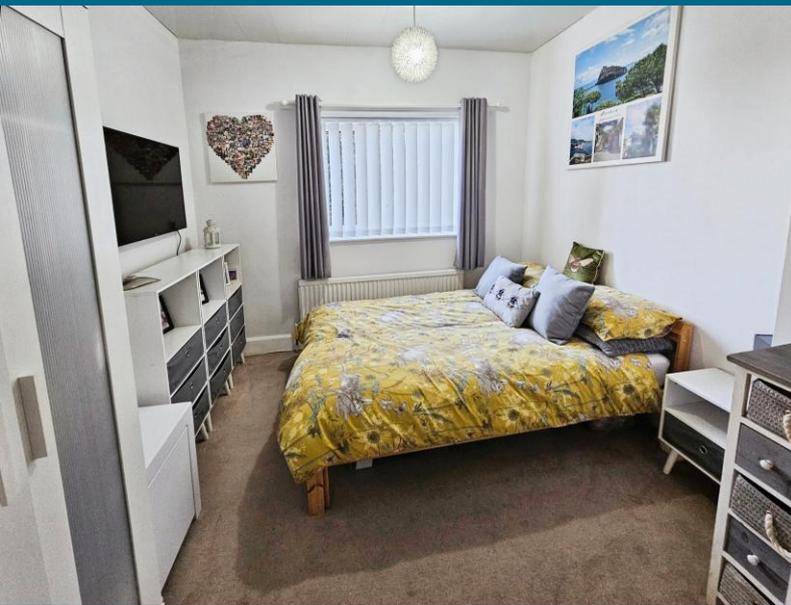
EPC RATING: To follow

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Entrance

Entrance via UPVC door.

Entrance Hallway

Stairs to first floor landing, single radiator.

Lounge 14.88ft x 13.20ft (4.53m x 4.02m)

Double glazed window to front, double radiator, fire surround with electric fire, built in storage cupboard, television point.

Kitchen 11.46ft x 9.34ft (3.49m x 2.84m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, space for cooker, integrated fridge freezer, plumbed for washing machine, laminate flooring, double glazed door to rear.

Downstairs Bathroom 6.11ft x 4.84ft (1.86m x 1.47m)

Double glazed window to side, bath with mains shower over, wash hand basin (Set in vanity unit), spotlights, heated towel rail, cladding to walls and ceiling.

Separate Wc

Low level wc, double glazed window.

Loft

Partially boarded, pull down ladders, lighting and power.

Bedroom One 14.89ft x 10.07ft (4.53m x 3.06m)

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

Bedroom Two 12.00ft x 9.65ft (3.65m x 2.94m)

Double glazed window to rear, single radiator, built in cupboard (housing boiler), television point.

Bedroom Three 8.12ft x 8.79ft (2.47m x 2.67m)

Double glazed window to rear, single radiator, television point.

External

Front garden laid mainly to lawn, bushes and shrubs, fencing.

Rear garden laid mainly to lawn, decking, flower beds, bushes and shrubs, screen fencing, driveway.

Detached outhouse with power and lighting.

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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Epc & Floorplan to follow.

