



Arlington Grove | Cramlington | NE23 3GZ

Offers In Excess £290,000

Situated on the highly sought-after Northburn Estate in Cramlington, this beautifully presented detached family home enjoys an excellent location with superb transport links and a wide range of local amenities close by.

Offered for sale with no upper chain, this delightful property is sure to appeal to a variety of buyers. The well-planned ground floor accommodation comprises a welcoming lounge, a spacious dining room opening into a bright and airy sunroom overlooking the rear garden, a modern fitted kitchen, a practical utility room, and a convenient downstairs cloakroom/WC.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, together with a contemporary family bathroom.

Externally, the property benefits from a driveway providing off-street parking and access to the garage. To the rear is a fabulous south-facing garden offering a high degree of privacy, as it is not directly overlooked—an ideal space for relaxing, entertaining, or family enjoyment.

Early viewing is highly recommended to fully appreciate the accommodation, location, and excellent outdoor space this wonderful home has to offer.

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4



1



2

Detached House

Lounge/Diner

Four Bedroom

Sun Room

En-Suite To Master

Freehold

Downstairs Wc

EPC:C / Council Tax:D

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: 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.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes; parking boats, caravans or mobile homes on site.

ACCESSIBILITY

- Level access and 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: D

EPC RATING: C

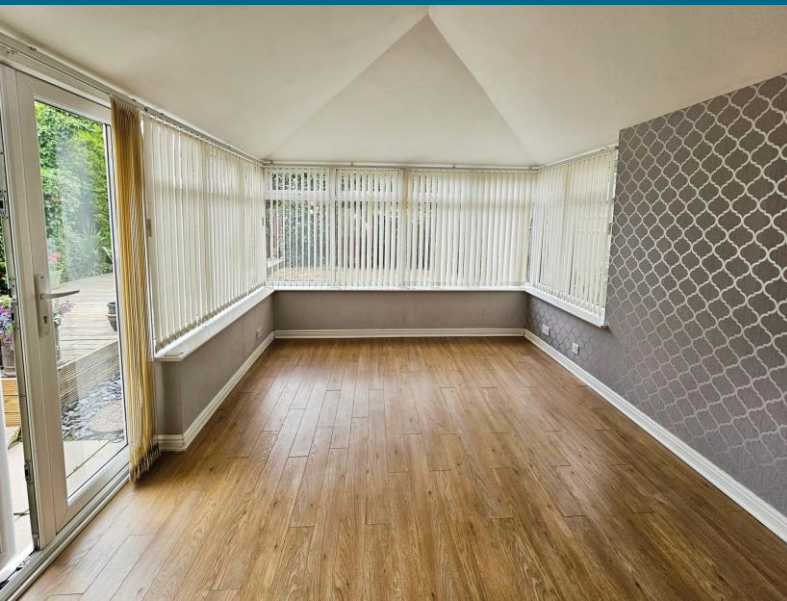
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Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Entrance

Via UPVC entrance door, double glazed windows to side.

Entrance Hallway

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

Downstairs Wc 4.75ft x 2.91ft (1.44m x 0.88m)

Low level wc, tiled flooring and walls.

Lounge/Diner 11.26ft x 24.07ft (3.43m x 7.33m)

Double glazed window to front, double glazed patio doors to rear, two double radiators, fire surround with electric fire, television point, telephone point, coving to ceiling.

Kitchen 14.10ft x 10.93ft (4.29m x 3.33m)

Two double glazed windows to the 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 splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated dishwasher and microwave, laminate flooring, double glazed door to rear, door to:

Utility Room 7.82ft x 5.84ft (2.38m x 1.78m)

Fitted wall and base units, stainless steel sink unit, space for fridge, plumbed for washing machine.

Sun Room 13.73ft x 10.67ft (4.18m x 3.25m)

Dwarf wall, double glazed windows, door to garden.

First Floor Landing

Built in storage cupboard.

Loft

Partially boarded.

Bedroom One 15.23ft x 8.37ft (4.64m x 2.55m)

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

En-Suite 5.80ft x 4.75ft (1.76m x 1.44m)

Double glazed window to front, low level wc, pedestal wash hand basin, single radiator, extractor fan, shower cubicle (mains shower), tiled walls and flooring.

Bedroom Two 14.10ft x 8.94ft (4.29m x 2.72m)

Double glazed window to front, fitted wardrobes, television point.

Bedroom Three 9.43ft x 7.77ft (2.87m x 2.36m)

Double glazed window to rear, single radiator, fitted wardrobes.

Bedroom Four 8.81ft x 7.64ft (2.68m x 2.32m)

Double glazed window to rear, single radiator.

Bathroom 6.20ft x 5.79ft (1.88m x 1.76m)

Three piece white suite comprising of; tiled bath with mains shower over, floating wash hand basin, low level wc, double glazed window to rear, single radiator, tiled walls and flooring, extractor fan.

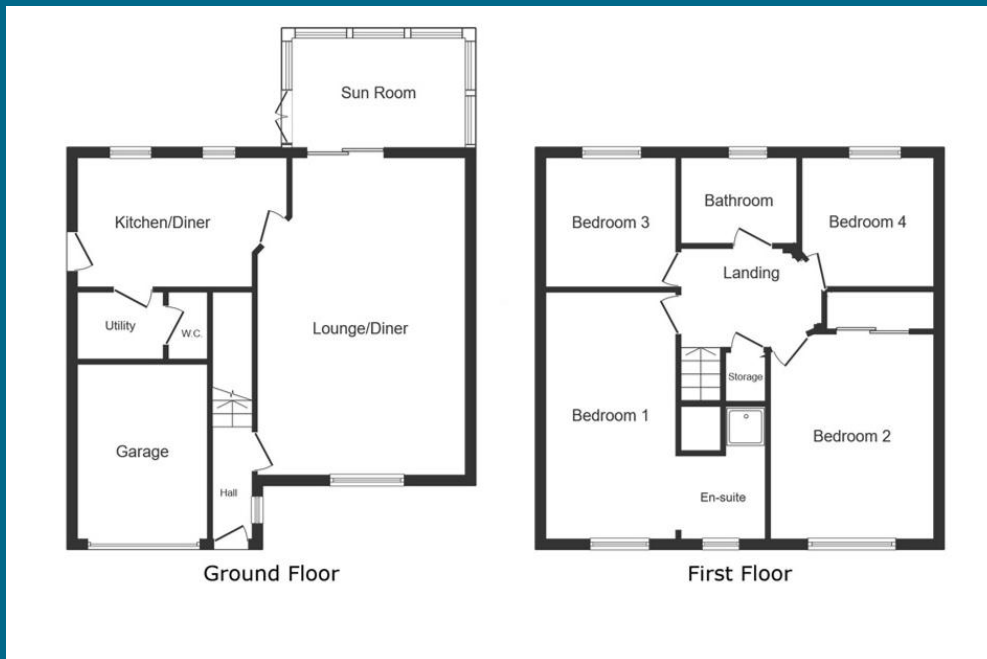
External

Front garden laid to lawn with bushes and shrubs, driveway leading to garage. Rear garden laid mainly to lawn, decking area, flower beds, bushes and shrubs.

Garage

Attached single garage with up and over door, power and lighting, car charger in garage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	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.

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.

