



Silverdale Road, Northburn, Cramlington

£270,000 Offers in Excess Of

MICHELLE ROPER

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Silverdale Road

Northburn, Cramlington, NE23

Looks Good? Lives Even Better. Beautifully finished throughout with versatile living space, an Orangery, a Summer house and nothing to do but unpack. You'll love this three-bedroom Link Detached Property on the ever popular Northburn Estate, Cramlington.

Situated within an enviable plot and benefitting from off street parking for multiple vehicles via driveway, leading to integral garage. To the rear is a private, well maintained garden with Summer House.

The property briefly comprises of Entrance Porch, Hallway, Lounge, Kitchen / Dining Room, Orangery, Utility / WC and integral Garage to the ground floor. First floor offers Master Bedroom, Bedrooms 2 & 3 and Family Shower-room.

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £270,000 Offers in Excess Of



Accommodation

Entrance Porch

Through the front door we are led into the Porch. Ahead a door provides access to the Hallway and ground floor living beyond. To the right is a conveniently situated cloaks cupboard and to the left a double glazed window looks to side elevation. The room features carpet underfoot.

Hallway

The Hallway is a welcoming space with decorative panelling. To the right a carpeted staircase provides access to first floor accommodation and the Hallway features carpet underfoot.

Lounge 4.25 m x 3.91 m

Situated to the front of the property is the spacious Lounge. A double glazed window looks to front elevation, underneath which sits a flat panel horizontal radiator. The room features under-stair storage creating a focal point to the room whilst providing convenient storage. Ahead a door provides access to the Kitchen and Dining room beyond. The room features decorative panelling to walls and carpet underfoot.



Accommodation

Kitchen / Dining Room 3.02 m x 4.76 m

Occupying the rear of the property is the spacious Kitchen / Dining room. To the right is the Kitchen area, featuring a range of High gloss white and grey wall and base units with complimentary black handles and butchers block work surfaces over-top.

The Kitchen features integrated appliances including electric oven and hob with over-head extractor hood. A double glazed window looks to private rear garden, underneath which sits an inset stainless steel sink with chrome mixer tap. A door to the right provides convenient access to the Utility room / WC.

To the left is the Dining area enjoying space for a dining table, double glazed French doors lead to Orangery. The room features a flat panel vertical radiator and tiled floor underfoot.

Utility Room & WC 2.24 m x 2.36 m

Off the Kitchen is the Utility room, A double glazed window to the left looks to rear garden and a door to the right provides access to the Integral Garage. The room is plumbed for automatic washing machine/tumble dryer and freestanding fridge freezer.

A built in vanity occupies a low level WC and Hand washbasin with cupboard storage beneath.

The room features a single radiator and herringbone flooring underfoot. A door to the left provides access to rear garden.

Orangery 3.89 m x 2.28 m

Situated off the Dining room accessible via French doors is the Orangery. The Orangery enjoys views of the private rear garden and French doors provides access to the outside space. The room features wood flooring underfoot.



Accommodation

First Floor Landing

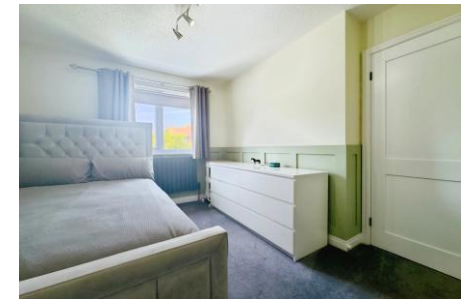
The First Floor Landing is decoratively panelled and provides access to Master Bedroom, Bedrooms 2 & 3 and Family Shower room. A double glazed window looks to side elevation, a hatch above provides access to the loft via a pull down ladder, the loft is boarded with shelving to the sides and the room features carpet underfoot.

Master Bedroom 3.34 m (to robes) x 2.90 m

The Master Bedroom is a spacious double room with double glazed window to front elevation, underneath which sits a flat panel horizontal radiator. Built in Robes occupy the wall to the left with cupboard and drawer storage space. The room features decorative panelling and carpet underfoot.

Bedroom 2 3.45 m x 2.90 m

Bedroom 2 is to the rear of the property. The room features a double glazed window to rear elevation underneath which sits a flat panel horizontal radiator. The room enjoys decorative panelling and carpet underfoot.



Accommodation

Bedroom 3 2.41 m x 2.02 m

Bedroom 3 is to the front of the property and is currently utilised as a home office. The room is accommodating of a single bed. A double glazed window looks to front elevation and the room features a built in cupboard utilising the over stair storage space. The room features carpet underfoot.

Shower room 2.12 m x 2.12 m

The Shower - room consists of a three piece suite comprising of glass shower enclosure with power shower and sliding doors, pedestal wash hand basin and low level WC. A double glazed opaque window looks to rear elevation and the room features a storage cupboard, uPVC cladding to walls and cushioned flooring underfoot.

Externally

To the front of the property there is an extensive pressed stone driveway leading to front entrance and integral garage with parking available for multiple vehicles. To the left there is a lawned area. A gate to the left provides access to side and rear of property.

To the rear the property is a private haven accessible via the Orangery and Utility/WC. The garden is laid mainly to lawn with paved path border around the outside, leading to Summer House. The garden enjoys a fenced boundary with raised bedding planters and features a Shed.

Summer House

The Summer House is the perfect space for enjoying the outdoors, in a versatile room which could be used as a home office, children's play area or garden room. The room features electric power point.

Garage 5.04 m x 2.60 m

The integral Garage is accessible via an electric door from front driveway, an internal door provides access via the Utility/WC. The room features electrics and lighting and overhead storage.



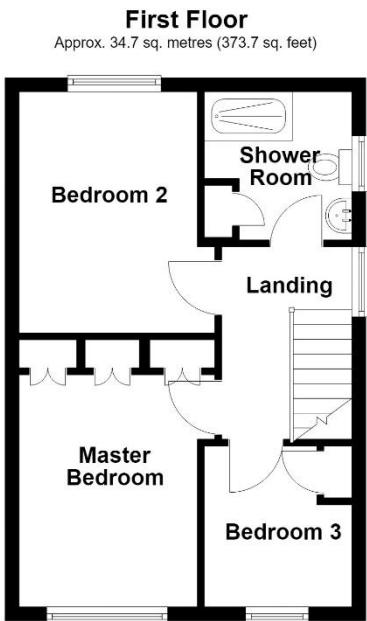
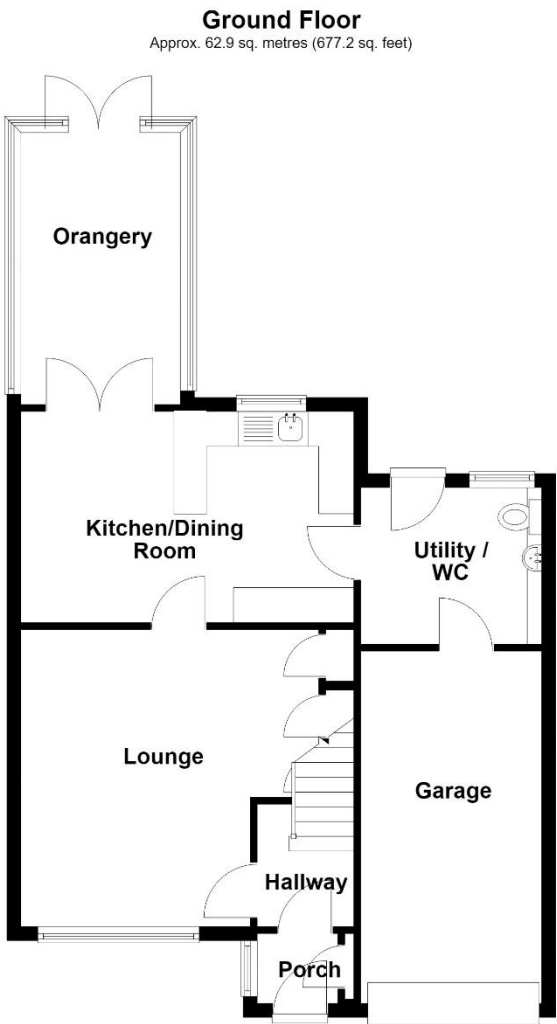
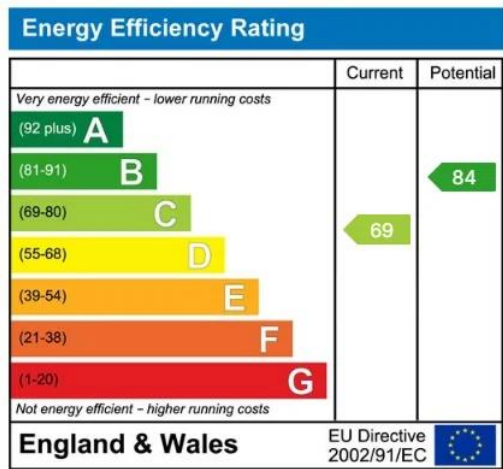
Floor Plan & EPC

Approximate Gross Internal Area

Ground Floor 62.9 sq.metres / 677.2 sq. feet

First Floor 34.7 sq. metres / 373.7 sq. feet

Total 97.6 sq. metres / 1050.9 sq. feet



Total area: approx. 97.6 sq. metres (1050.9 sq. feet)





Local Authority
Northumberland County Council

Council Tax
Band C

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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