



Littlestone Wynd | Cramlington | NE23 8BF

Offers In Excess Of £275,000

With more photographs to follow we offer for sale this three bedroom, semi-detached family home on the recently developed Fairways estate on the outskirts of Cramlington. With modern presentation throughout the property is ready to view now. Ideal for those looking for convenience while commuting to the town centre of Cramlington or a little further a field, there are excellent road links to the A1 and A19. Comprising briefly: entrance porch, lounge, an open plan kitchen and dining room and utility, downstairs w.c, stairs to the first floor landing, three good size bedrooms with en-suite to master and family bathroom. Externally there is an enclosed garden to the rear with lawn and extended patio area and to the front a multi-car driveway leads to the single integral garage. Viewings are essential to appreciate the property on offer.

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3



2



2

Semi Detached House

**Recently developed Fairways
estate**

Three Double Bedrooms

Garage & Driveway

En-Suite

Freehold

Downstairs Wc

EPC:B / 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: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage 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.

7 years remaining on NHBC guarantee

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: C

EPC RATING: B

BD008855SB/SJ04.03.2026.v.1

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Entrance

Entrance via composite door.

Cloaks 5.43ft x 2.93ft (1.65m x 0.89m)

Low level wc, wash hand basin, laminate flooring, extractor fan, part tiling to walls, single radiator.

Lounge 12.16ft x 12.47ft (3.70m x 3.80m)

Double glazed window to front, radiator, television point.

Kitchen 22.90ft x 10.18ft (6.97m x 3.10m)

Double glazed window to rear, two double radiators, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted double oven, electric hob with extractor fan above, integrated fridge freezer and dishwasher, laminate flooring, spotlights, double glazed patio doors to rear.

Utility Room

Door to rear, fitted base units, stainless steel sink unit with dual taps, plumbed for washing machine, laminate flooring.

Bedroom One 12.88ft x 9.71ft (3.92m x 2.95m)

Double glazed window to front, single radiator.

En-Suite 5.68ft x 6.11ft (1.73m x 1.86m)

Double glazed window to front, low level wc, floating wash hand basin, shower cubicle (mains shower), extractor fan, part tiling to walls, heated towel rail, spotlights, laminate flooring.

Bedroom Two 13.14ft x 9.61ft (4.00m x 2.92m)

Double glazed window to rear, single radiator.

Bedroom Three 9.49ft x 8.61ft (2.89m x 2.62m)

Double glazed window to rear, single radiator.

Bathroom 6.24ft x 6.94ft (1.90m x 2.11m)

Four piece white suite comprising of; panelled bath, floating wash hand basin, low level wc, spotlights, double glazed window to front, heated towel rail, part tiling to walls, laminate flooring, extractor fan.

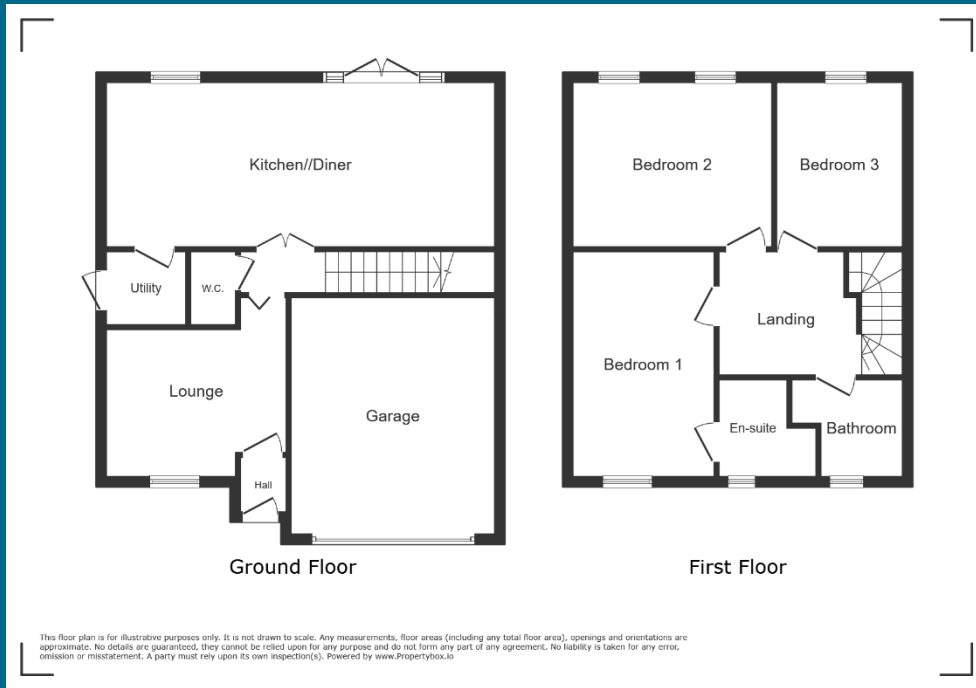
External

Block paved driveway to front. Rear garden laid mainly to lawn, patio area, screen fencing.

Garage

Attached single garage, up and over door, power and lighting.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	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.



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