



Coomside | Cramlington | NE23 6HW

Offers In Excess Of £180,000

Located in the popular Collingwood Grange Estate in Cramlington with open views to the front this delightful updated home will appeal to most. The vendors have updated the home to a high standard and have made it very desirable. The ground floor has lounge with media wall and feature fireplace, kitchen diner with patio doors leading to the rear garden. The first floor has three bedrooms and a family bathroom. Externally the front garden is mostly laid to lawn with flower borders. The rear is low maintenance with access to the garage which has been made into a utility space. It also has a summerhouse/bar area. Viewing is essential to appreciate this fantastic home.

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End OF Terrace House

Open Views To Front

Three Bedroom

Popular Estate

Kitchen/Diner

Freehold

Summer House/ Bar

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 & Electric

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: on street parking

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

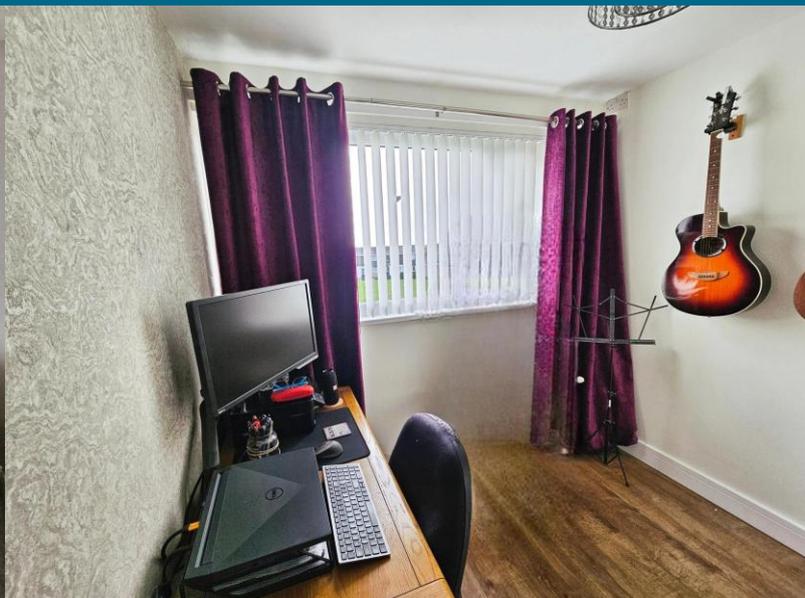
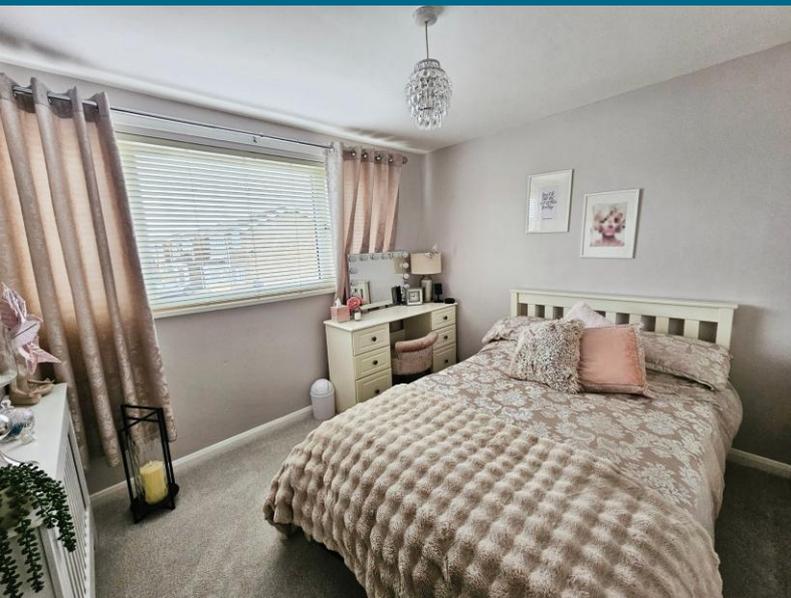
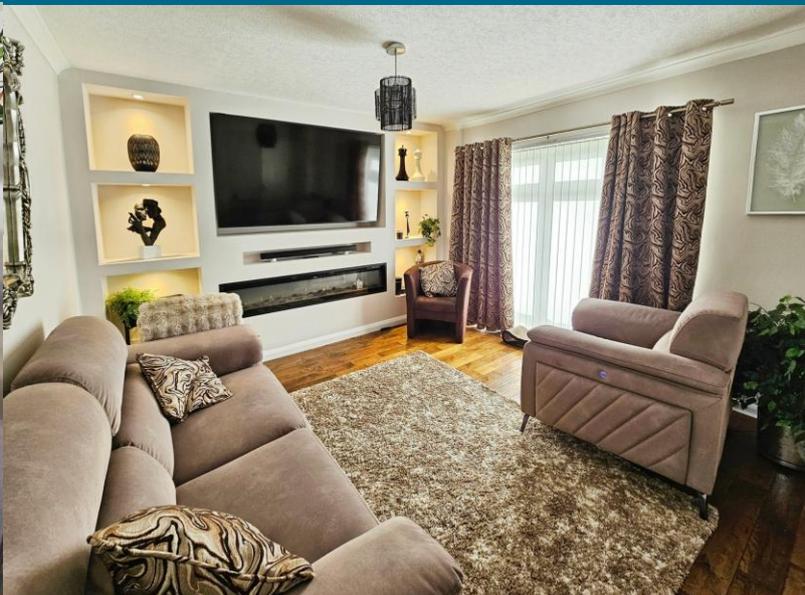
EPC RATING: TBC

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Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, wood flooring, storage cupboard.

Lounge 14.53ft x 12.10ft (4.42m x 3.68m)

Double glazed window to front, double radiator, media wall, electric fire, television point, coving to ceiling.

Kitchen/ Diner 17.47ft x 10.60ft (5.32m x 3.23m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, space for range oven, space for fridge, porcelain tiled flooring, built in storage cupboard, double glazed patio doors to rear.

First Floor Landing

Double glazed window to side, loft access, built in storage cupboard housing combi boiler.

Loft

Partially boarded.

Bedroom One 12.22ft x 9.65ft (3.75m x 2.94m)

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

Bedroom Two 10.37ft x 9.05ft into wardrobes (3.16m x 2.75m)

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

Bedroom Three 8.17ft x 7.70ft (2.49m x 2.34m)

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

Bathroom 7.57ft x 5.41ft (2.30m x 1.64m)

Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to rear, heated towel rail, tiling to walls and flooring, cladding to ceiling.

External

Front garden laid mainly to lawn, flower borders. Low maintenance rear garden, patio area, water tap, garden shed and summer house/bar.

Garage

Converted, up and over door, 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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