



For Sale
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Silverdale Road, Northburn, Cramlington

£279,950 Offers in Excess Of

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Silverdale Road

Northburn, Cramlington, NE23

Chain-Free, Fuss-Free and Full Of Possibility. First-Time Buyer? Professional Couple? Downsizer? You'll love the potential of this three-bedroom Detached Dormer Bungalow on the ever popular Northburn Estate, Cramlington.

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

The property briefly comprises of Entrance Hallway, Lounge, Kitchen / Dining Room, Utility, Garden Room, WC and integral Garage to the ground floor. First floor offers Master Bedroom leading to ensuite, Bedrooms 2 & 3 and Family Bathroom.

Cosmetically and aesthetically pleasing , with uPVC internal doors newly fitted throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £279,950 Offers in Excess Of



Accommodation

Entrance Hall

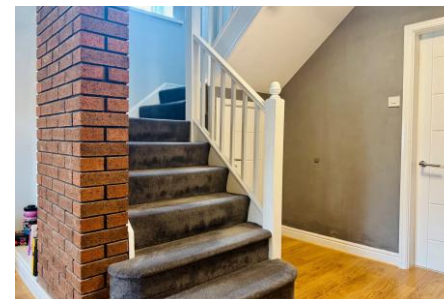
Through the composite front door we are led into the Hallway. Ahead a door provides access to the Lounge and ground floor living beyond. To the right a door leads to the conveniently situated WC. The room features a single radiator and carpet underfoot.

WC

The WC consists of a white two piece suite comprising of vanity wash hand basin with double door cupboard and beneath and low level WC, the room features an opaque double glazed window to front elevation, single radiator and cushioned tile effect floor under foot.

Lounge 5.60 m x 5.35 m

Situated to the front of the property is the spacious Lounge. A double glazed window looks to front elevation, underneath which sits a single radiator. The focal point of the room is the open spindle carpeted stairwell leading to first floor accommodation with brick feature and built in shelving. An under-stair cupboard provides storage and ahead a door provides access to the Kitchen and Dining room beyond. The room features a further radiator and wood flooring underfoot.



Accommodation

Kitchen / Dining Room 2.72 m x 5.33 m

Occupying the rear of the property is the spacious Kitchen / Dining room. To the right is the Kitchen area, featuring a range of Beech shaker style wall and base units with complimentary chrome handles and granite work surfaces over-top, extending to a breakfasting seating area. The Kitchen features integrated appliances including electric oven and gas hob with over-head extractor hood. A double glazed window looks to private rear garden, underneath which sits an inset stainless steel 1.5 bowl sink with chrome mixer tap. A door to the right provides convenient access to the Utility room.

To the left is the Dining area enjoying space for a dining table with views of the private rear garden beyond, accessible via double glazed French doors. The room features a single radiator, recessed spotlights to ceiling and tiled effect cushioned floor underfoot continuing through from the Kitchen.

Utility Room 1.88 m x 2.16 m

Off the Kitchen is the Utility room, A double glazed window to the left looks to garden room and a door provides access to the Integral Garage. The room is plumbed for automatic washing machine/tumble dryer and freestanding fridge freezer. The room features a single radiator and tile effect cushioned floor underfoot.

Garden Room 3.76 m x 2.43 m

A welcomed addition to the property is the versatile Garden Room, with double French doors leading out to decked area, making this a fantastic space to enjoy as a home office, gym or reading room with views of the garden beyond.

Garage 5.74 m x 2.62 m

The integral Garage is accessible via an electric door from front driveway, an internal door provides access via the Utility and rear access to the Garage is made possible via the garden room. The room features electrics and lighting.



Accommodation

First Floor Landing

The open spindle staircase leads us to the First Floor Landing providing access to Master Bedroom, Bedrooms 2 & 3 and Family Bathroom. A double glazed window looks to side elevation and the room features a storage cupboard housing the combi-boiler and carpet underfoot.

Master Bedroom 3.41 m x 3.60 m

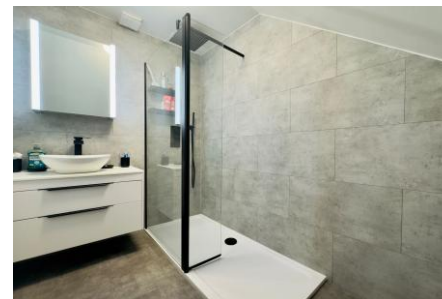
The Master Bedroom is a spacious double room with double glazed window to front elevation, underneath which sits a single radiator. A door to the left provides access to the en-suite shower-room. The room features wood flooring underfoot.

En-suite Shower Room

The recently re-designed en-suite shower-room offers a two piece suite comprising of glass shower enclosure with overhead power shower and glass surround, vanity wash hand basin with drawers beneath. The room features a black heated towel radiator and built in shelving utilising the eaves effectively whilst creating a focal point. The room features contemporary tiling to walls and floor.

Bedroom 2 2.75 m x 2.60 m

Bedroom 2 is to the rear of the property occupying the eaves, currently utilised as a dressing room accommodating full size robes and drawers and dressing table. The room is accommodating of a double bed where robes are currently placed. A Velux window looks to rear elevation and the room features a single radiator and carpet underfoot.



Accommodation

Bedroom 3 2.75 m 2.66 m

Bedroom 3 is to the rear of the property occupying the eaves, currently utilised as a dressing room accommodating full size robes and drawers. The room is accommodating of a double bed where robes are currently placed. A Velux window looks to rear elevation and the room features a single radiator and carpet underfoot.

Family Bathroom 2.46 m x 1.69 m

The Bathroom consists of a white and green three piece suite comprising of freestanding tear drop shaped bath with traditional telephone mixer tap, pedestal wash hand basin and low level WC. A double glazed opaque window looks to rear elevation. And the room features a tiled floor underfoot.

Externally

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

To the rear the property is a private haven accessible via the Dining area and Garden room. The garden enjoys an extended decked area, an ideal spot for outdoor dining. Mature trees and fencing provide a perfect boundary and the garden extends to a lawned area with textured landscaping of gravel, slate and bark, creating a beautiful low maintenance space.




Floor Plan & EPC

Approximate Gross Internal Area

Ground Floor 74.1 sq.metres / 797.5 sq. feet

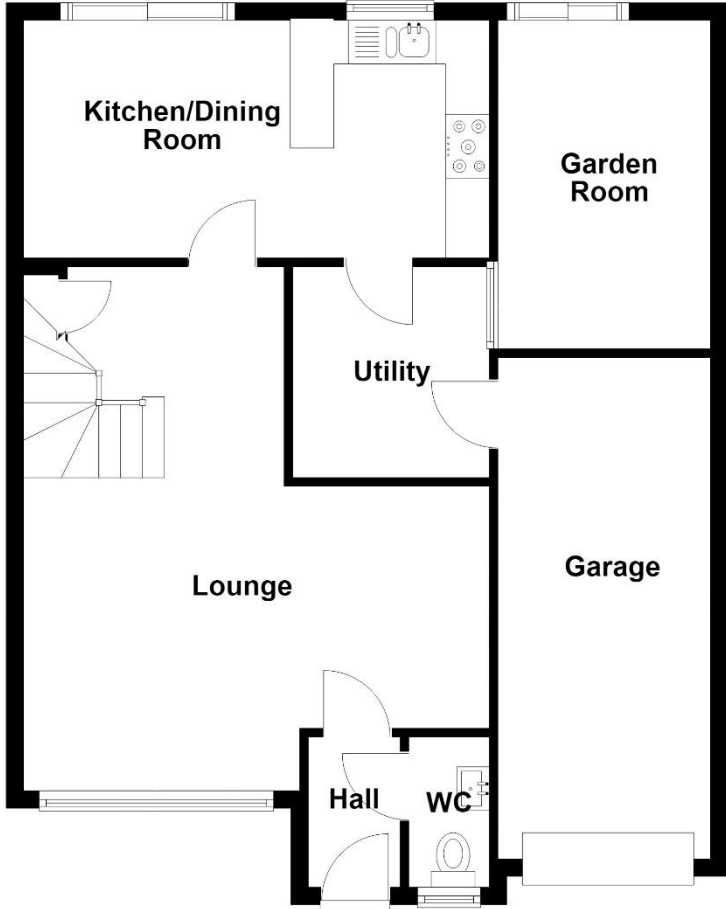
First Floor 44.3 sq. metres / 477.0 sq. feet

Total 118.4 sq. metres / 1274.5 sq. feet

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

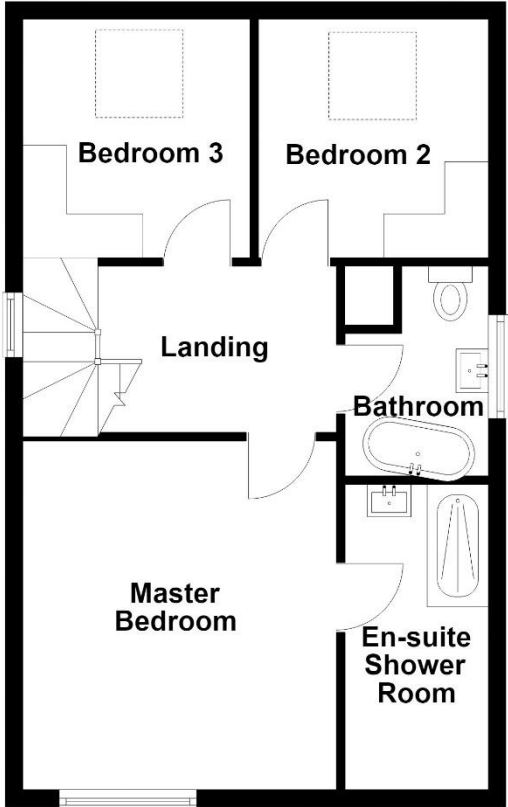
Ground Floor

Approx. 74.1 sq. metres (797.5 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



Total area: approx. 118.4 sq. metres (1274.6 sq. feet)





Local Authority
Northumberland County Council

Council Tax
Band C

Tenure

Property is currently Leasehold with Freehold application in place so that on completion the property will be purchased as a Freehold Property.

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 completion. 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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