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FAIRHAVEN WAY, THE FAIRWAYS, CRAMLINGTON, NE23

Fixed Asking Price £122,700

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REDUCED MARKET VALUE SCHEME | BUYING CRITERIA APPLIES

Well-presented, two-bedroom semi-detached home on Fairhaven Way, The Fairways, Cramlington, offering well-planned accommodation, a landscaped rear garden and driveway parking.

The property features an entrance hall, convenient WC, modern kitchen with integrated fridge freezer and space for a washing machine, plus a generous lounge and dining area with French doors opening onto the rear garden and useful understairs storage.

Upstairs are two well-proportioned bedrooms, with the second bedroom also benefiting from a storage cupboard, alongside a contemporary family bathroom.

Fairhaven Way forms part of The Fairways, a modern residential development in Cramlington, with local shops, schools and leisure facilities nearby. Cramlington offers convenient road links towards Newcastle upon Tyne and the wider North East, while

Cramlington railway station provides further transport connections. The location is well suited to first-time buyers, professionals, and families seeking modern accommodation with everyday amenities within easy reach.

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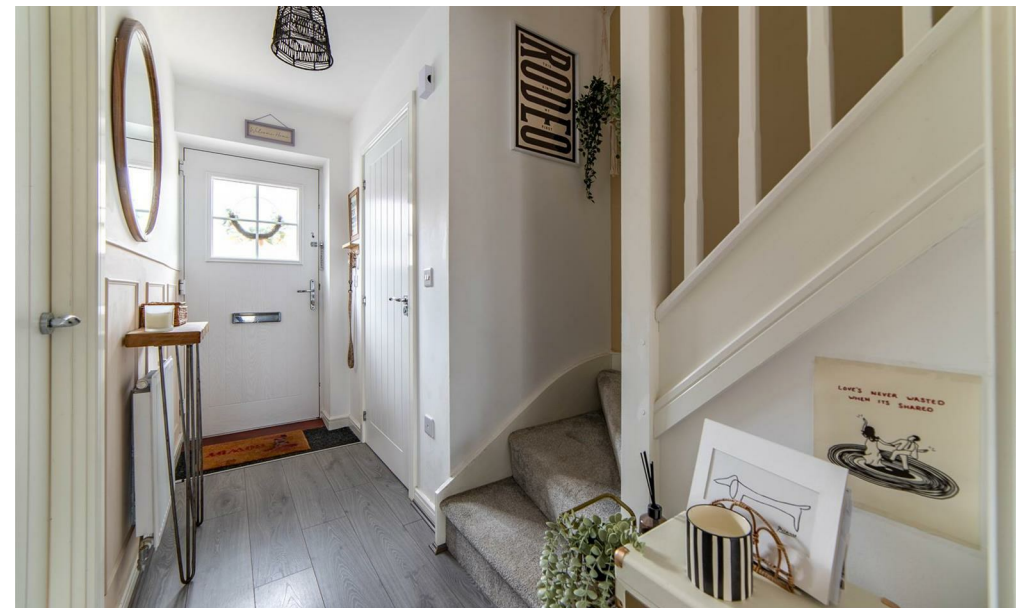
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The internal accommodation comprises: an entrance hall with grey wood effect flooring, a convenient WC, and stairs leading up to the first floor. The well-appointed kitchen features contemporary cabinetry, wood-effect worktops, tiled splashbacks, a gas hob, electric oven, extractor hood and integrated fridge-freezer, with space and plumbing for a washing machine and a window overlooking the front.

The generous lounge and dining area is beautifully presented with the same grey wood-effect flooring and soft neutral décor. French doors with glazed side panels provide a pleasant connection to the rear garden, while an understairs storage cupboard adds useful practicality. The open layout offers ample room for both comfortable seating and dining.

Upstairs, the landing gives access to two well-proportioned bedrooms and the family bathroom. The main bedroom is comfortably sized with fitted carpet, a large window, and attractive panelled detailing behind the bed. The second bedroom is also well presented with fitted carpet, a useful storage cupboard, and currently provides an excellent home working space. The bathroom is fitted with a bath with shower over, WC, and wash basin, with contemporary wall tiling.

Outside, the enclosed rear garden has been thoughtfully arranged with a paved patio, central lawn, gravelled borders and a paved pathway leading to a timber garden room/shed. Timber fencing provides the boundaries, while the paved frontage offers useful off-road parking and a small paved entrance area.



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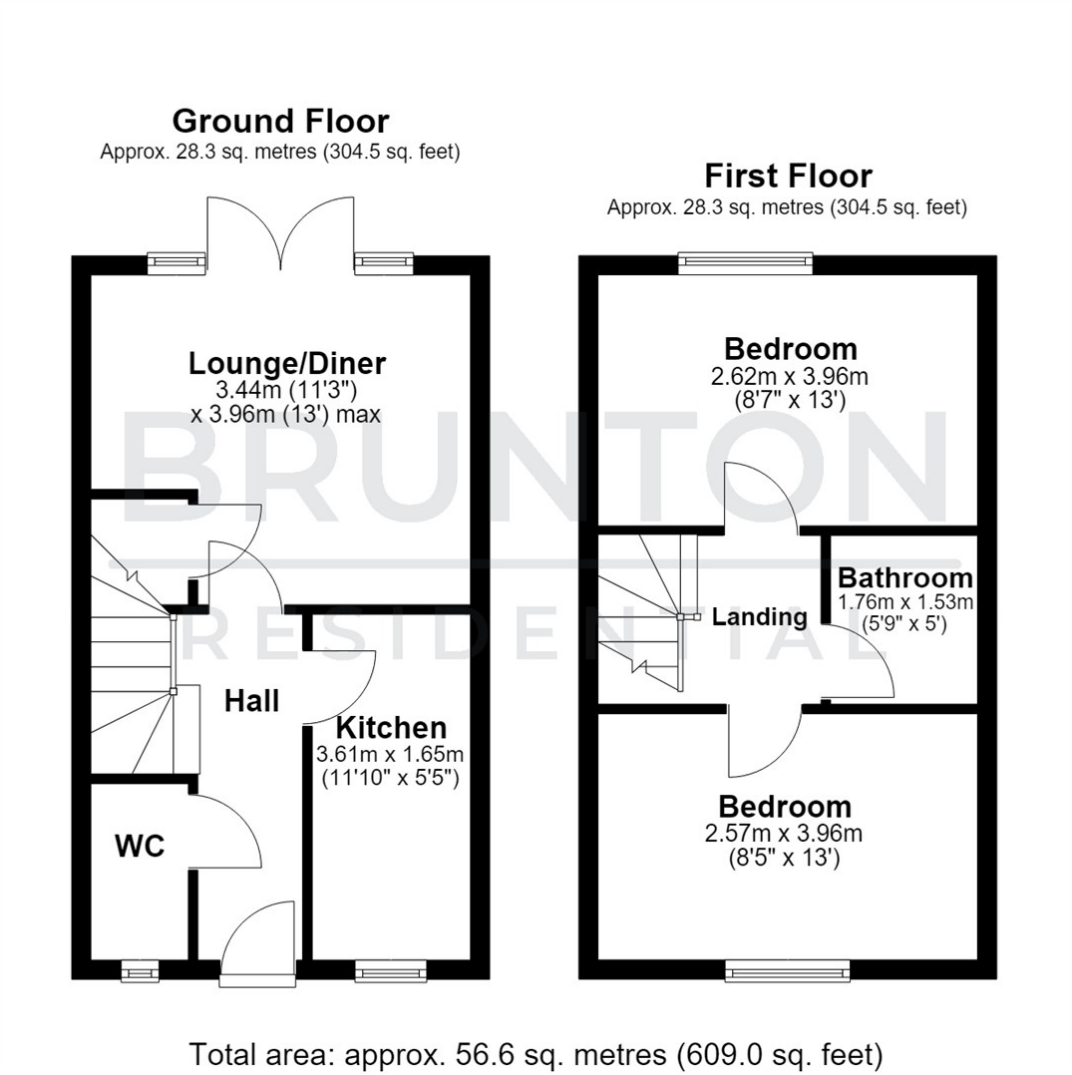
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	