



Boulmer Avenue, Northburn, Cramlington

£190,000 Offers in Excess Of

MICHELLE ROPER

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Boulmer Avenue

Northburn, Cramlington, NE23

Beautifully presented 2 Bedroom semi-detached house on Boulmer Avenue in the ever popular location of Northburn, Cramlington.

The property briefly comprises of Entrance Hall, Lounge, Breakfasting Kitchen to the Ground Floor. First Floor offering Landing, Master Bedroom, Bedroom 2 and Bathroom.

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

Early viewing is highly recommended.

Price: £190,000 Offers in Excess Of



Accommodation

Entrance Hall

Through the composite front door we enter into the Hall. Ahead a door provides access to the Lounge. The room features a double radiator and carpet underfoot.

Lounge 5.53 m x 3.53 m

Situated to the front of the property is the spacious Lounge, featuring a double glazed angled bay window to front elevation, underneath which sits a single radiator. Ahead an open spindle carpeted staircase leads to first floor accommodation. A door provides access to the Kitchen and the room features carpet underfoot.



Accommodation

Breakfasting Kitchen 2.50 m x 3.53 m

The Kitchen is the perfect space for entertaining. The Kitchen benefits from a range of high gloss wall and base units with complimentary chrome handles and overtop worksurfaces leading to a stainless steel inset sink with single drainer and mixer tap. Integrated appliances include electric oven and hob with overhead extractor hood and Dishwasher. The room is accommodating of a dining table and features a double glazed window to rear elevation. Double Glazed French doors provide access to the private rear garden ideal for outdoor dining, adjacent to the Kitchen. Other features include single radiator and wood effect cushioned floor under-foot.

Garage 5.50 m x 2.73 m

The Single Garage is situated to the left of the property with access via a single door in rear garden. An up and over door to front allows access for further parking or storage and the room features electrics, lighting and is plumbed for automatic washing machine and tumble dryer.

Summer House 2.34 m x 7.20 m

The Summer House is a versatile space to utilise as a Home Office, Man Cave, Teenage Hangout or Chilled Area away from the House. It features double doors and a double glazed window. The room benefits from electrics and lighting and is a welcomed addition to the property.



Accommodation

First Floor Landing

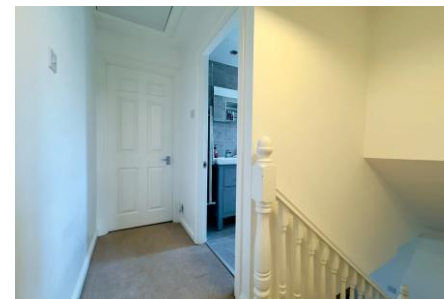
The first floor landing provides access to Master Bedroom, Bedroom 2 and Family Bathroom and features carpet underfoot, with access to the boarded loft space via a pull down ladder.

Master Bedroom 3.00 m x 3.55 m

Situated to the front of the property is the Master Bedroom. A double glazed window looks to front elevation underneath which sits a double radiator. The room features built in high gloss wardrobes and drawers and benefits from carpet underfoot.

Bedroom 2 2.53 m x 3.56m

Bedroom 2 is situated to the rear of the property and benefits from a double glazed window to rear elevation. The room features double door wardrobes, double radiator and carpet underfoot.



Accommodation

Bathroom 1.39 m x 2.60 m

The Bathroom consists of a white three piece suite comprising of tiled bath with overhead power shower and glass screen, vanity style wash hand basin with drawer storage beneath, a wall mounted mirrored cupboard above and low level WC. The room features recessed shelving to the right and decorative tiling to walls and complimentary tiled floor underfoot. An opaque double glazed window looks to side elevation.

Externally

The property enjoys a private driveway to front with parking for multiple vehicles. Mature shrub borders define the boundary of the property giving it kerb appeal.

To the rear is a private garden with fenced boundary to the rear and right and hedge to left.

The vendors have created an aesthetically please outside space to enjoy the outdoors for relaxing and dining. Leading from the Kitchen is a paved patio area extending around to the Garage, a perfect situated Dining Table allows for outdoor dining. Ahead to the left is a lawned area with central paving leading to Summer House/Home Office. To the right a raised bed with slate and mature shrubbery adds further colour to the outside space.



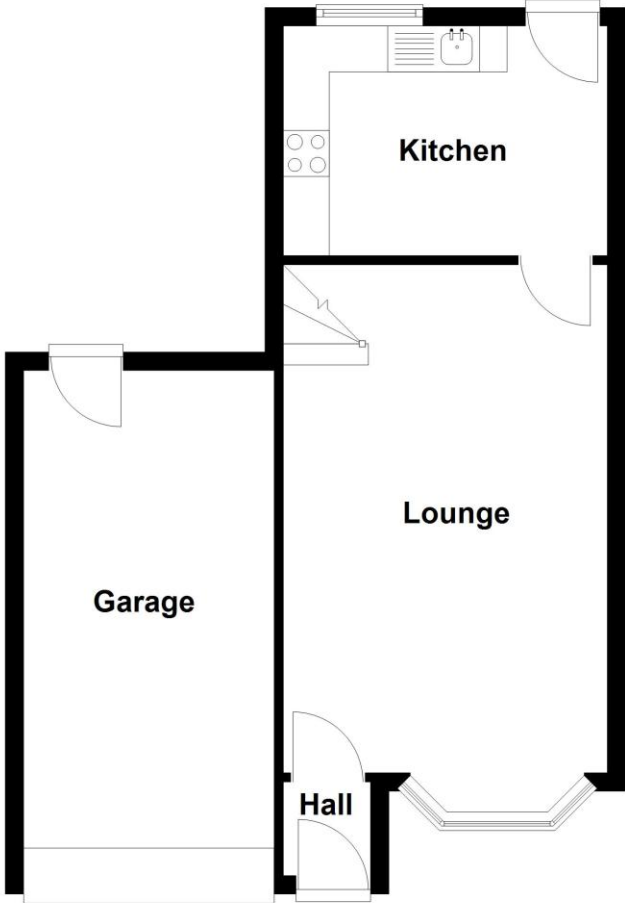
Floor Plan & EPC

Approximate Gross Internal Area

Ground Floor	45.6 sq. metres / 490.4sq. feet
First Floor	29.2 sq. metres / 314.6 sq. feet
Total	74.8 sq. metres / 805.0sq. feet

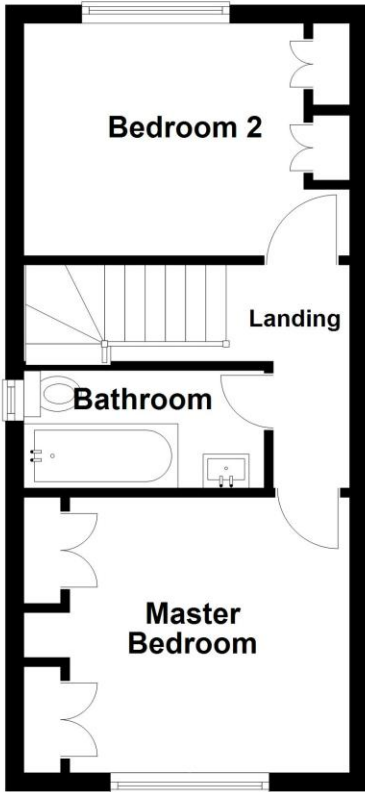
Ground Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.6 sq. feet)



Total area: approx. 74.8 sq. metres (805.1 sq. feet)





Local Authority
Northumberland County Council

Council Tax
Band B

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 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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