

Holsworthy Crescent | Cramlington | NE23 8EX

# Offers In excess Of £175,000

Situated within the highly sought-after Fairways Estate in Cramlington, this delightful starter home offers comfortable living accommodation and excellent transport links to both the A19 and A1, making it ideal for commuters.

The ground floor comprises a spacious lounge/dining room to the rear of the property, enjoying pleasant views over the enclosed rear garden. A well-appointed kitchen and a convenient downstairs cloakroom complete the accommodation on this level.

To the first floor, there are two generous double bedrooms and a modern family bathroom.

Externally, the property benefits from off-street parking to the front, while to the rear there is a lovely enclosed garden, perfect for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate all that this charming home has to offer.

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| **Semi Detached Houde** | **Driveway** |
| **Two Bedrooms** | **Rear Garden** |
| **Downstairs Wc** | **Freehold** |
| **Sought After Estate** | **EPC:B / Council Tax:B** |

**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: Driveway & communal parking

Estate management charge £80 per annum

**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.

**National House Building (NHBC) – 4 years remaining**

**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:** B

**EPC RATING:** B

BD008951SB/SJ03.06.2026.v.1 Amended 26/10/2026we

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**T: 01670 531114**
Bedlington@rmsestateagents.co.uk

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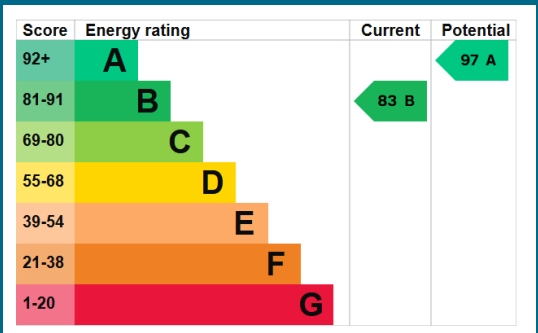




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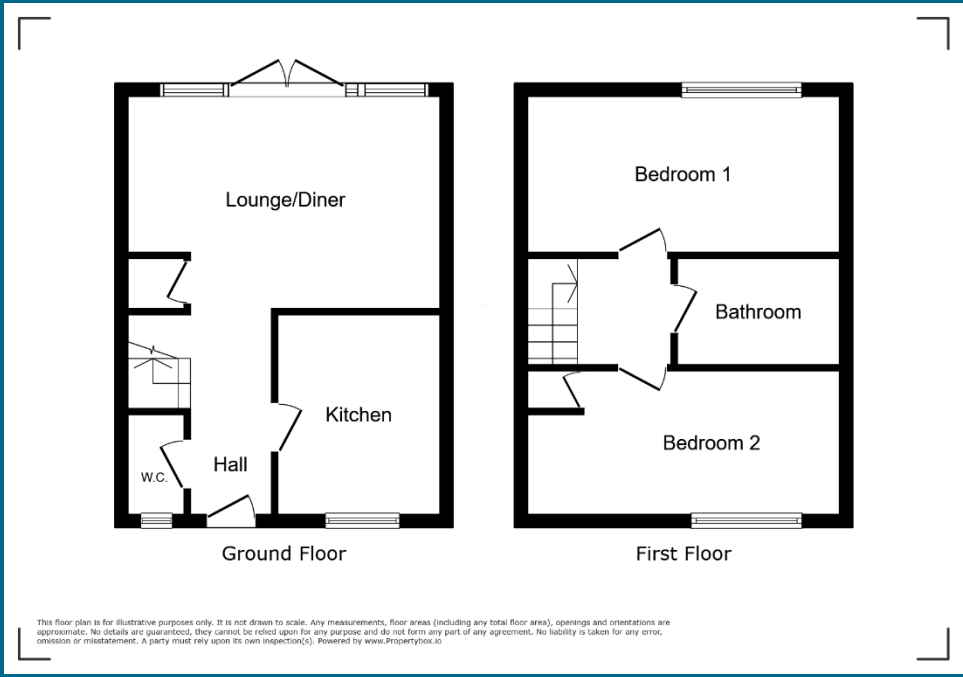
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Entrance
Via composite door.
Entrance Hallway
Stairs to first floor landing, tiled flooring, single radiator, double glazed window to front.
Downstairs Wc 3.01ft x 5.55ft (0.91m x 1.69m)
Low level wc, pedestal wash hand basin, double glazed window.
Lounge 14.22ft x 12.39ft (4.33m x 3.77m)
Double glazed patio doors to rear, double radiator, built in storage cupboard, television point.
Kitchen 11.18ft x 5.42ft (3.40m x 1.65m)
Double glazed window to front, single radiator, 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, tiled splash backs, built in electric fan assisted double oven, gas hob with extractor fan above, integrated fridge freezer, washing machine and dishwasher, laminate flooring, spotlights.
First Floor Landing
Loft access.
Bedroom One 12.52ft x 8.78ft (3.81m x 2.67m)
Double glazed window to rear, single radiator, television point.
Bedroom Two 12.52ft x 9.07ft (3.81m x 2.76m)
Double glazed window to front, single radiator, built in cupboard.
Bathroom 5.52ft x 6.11ft (1.68m x 1.86m)
Three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, spotlights, single radiator, part tiling to walls, tiled flooring, extractor fan.
External
Block paved driveway to front, flower borders. Rear garden laid mainly to lawn, patio area, garden shed.




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**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.

The Property Ombudsman





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