



Grindon Close | Cramlington | NE23 6NQ

Offers In Excess Of £220,000

Larger style, extended three bedroom semi-detached property on sought after Southfield Green estate on the outskirts of Cramlington. With excellent access to the main town centre, schools and amenities the property is close to good road and rail links and is ready to view now. Briefly comprising; entrance porch, extended lounge and dining room, kitchen, utility room and beauty room (converted garage) stairs to the first floor landing, three good size bedrooms and a four-piece bathroom. Externally there is an enclosed garden to the rear with lawn and patio area and to the front a garden with driveway for off street parking. Viewings are essential to appreciate the size of accommodation on offer.

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3



1



1

Semi Detached House

Sought after Southfield Green

Three Bedrooms

Driveway & Gardens

Converted Garage

Freehold

Close To High School

EPC: D/ 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 Cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway & 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: B

EPC RATING: D

BD008079CM/SJ19.06.2026.v.1

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.

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Entrance Porch

UPVC entrance door, double glazed windows, laminate floor, double glazed door to:

Hallway

Stairs to first floor landing, laminate flooring, single radiator, storage cupboard.

Lounge 13'03ft x 27'0ft (4.04m x 8.26m)

Double glazed window to front, radiator, laminate flooring, television point, coving to ceiling.

Third Reception Room 16'09ft x 7'01ft (5.11m x 2.16m) Converted garage

French doors to front, laminate flooring, single radiator.

Kitchen 8'03ft x 10'02ft max (2.52m x 3.10m)

Double glazed window to rear, 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, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for dishwasher, vinyl flooring.

Utility Room 7'07ft x 7'09ft (2.32m x 2.36m)

Double glazed window to rear, space for fridge/freezer, plumbed for washing machine, tiled flooring, double glazed door to rear.

First Floor Landing

Double glazed window to side, loft access.

Loft

Partially boarded, insulated.

Bedroom One 12'11ft max x 10'07ft (3.94m x 3.22m)

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

Bedroom Two 10'10ft x 10'11ft (3.30m x 3.33m)

Double glazed window to rear, radiator.

Bedroom Three 8'08ft x 7'05ft (2.64m x 2.26m)

Double glazed window to front, single radiator.

Bathroom 5'08ft x 8'11ft (1.73m x 2.72m)

Four-piece white suite comprising of; panelled bath, wash hand basin (set in vanity unit), shower cubicle, two double glazed windows to the rear, cladding to walls and ceiling.

External

Front Garden laid mainly to lawn, driveway to front. Rear garden laid mainly to lawn, patio area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

