



Underwood Grove, Northburn, Cramlington

£245,000 Offers in Region Of

MICHELLE ROPER

EXPERIENCE
exp UK

Underwood Grove

Northburn, Cramlington, NE23

For Sale is this superbly appointed 4 Bedroom, 2 Reception, Extended Semi-Detached House on Underwood Grove in the sought after location of Northburn Cramlington.

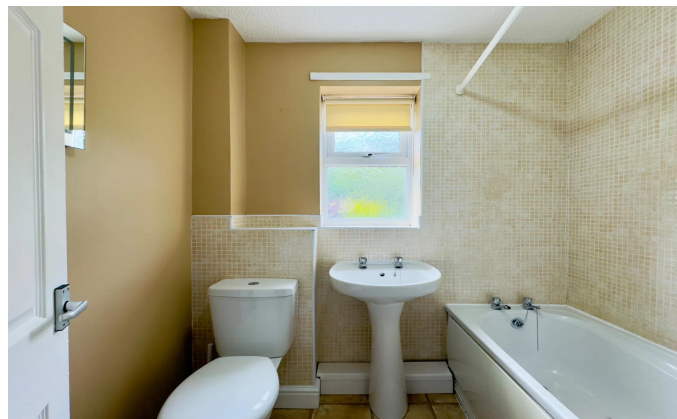
Offering Hallway, Lounge, Kitchen / Dining Room, Conservatory and Garage to the Ground Floor with First Floor offering Master Bedroom with En-Suite Shower room, Bedrooms 2, 3 & 4 and Family Bathroom.

Externally the property has gardens to front and rear and benefits from a paved driveway leading to Single Integral Garage.

Situated within Cramlington, the property is a short distance away from local amenities, at the Brockwell, including coffee shops, restaurants/family pub and Tesco. The property is situated for good public transport and road links.

Early Viewing is Highly recommended

Price: £245,000 Offers in Region Of



Hallway

Ahead a carpeted staircase with open spindle banister leads to first floor accommodation. To the right, the Hall provides access to Lounge via an oak and glass door. The room features a single radiator and wood floor underfoot.

Lounge

Situated to the front of the property is the light and airy Lounge. A double glazed window looks to front elevation underneath which sits a single radiator. To the rear of the room an oak and glass door provides access to Kitchen / Dining Room and Conservatory beyond. The room features decorative coving to ceiling and wood floor underfoot.

Conservatory

The addition of the Conservatory provides a lovely space to retreat to and enjoy the outdoors in. Accessible via the Dining room through square archway. French doors to the left provide access to the private rear garden and the room features double glazed windows looking out to rear and side elevations. The room benefits from a single radiator and laminate wood flooring underfoot.



Kitchen / Dining Room

The Kitchen is situated centrally and benefits from a range of walnut wall and base units with complementary over-top work-surfaces leading to an inset stainless steel sink with drainer and mixer tap which sits beneath a double glazed window to rear elevation. Integrated appliances including electric oven and gas hob with overhead extractor hood, there is space to accommodate a Fridge Freezer and the room is plumbed for an automatic washing machine. The room features a single radiator within the Dining section with space to accommodate a large dining table. An integral door leads to Garage and a square archway provides access to the Conservatory. The room features spot light fittings to ceiling and laminate wood floor underfoot.

Garage

The Garage is accessed via an up and over door from the front driveway. There is a further access door to the rear right of the Garage leading to Kitchen. The garage features electricity and lighting.

Externally

To the front of the property is a paved and gravelled driveway leading to integral garage. The front garden sits to the right laid mainly to lawn.

To the rear, the garden enjoys a decked area ideal for outdoor dining, accessed via the Conservatory, steps lead up to a lawned area with fenced boundary and mature shrubbery.



First Floor Landing

The open spindle galleried landing provides access to Master Bedroom, Bedrooms 2, 3 & 4 and Family Bathroom. The Landing features a cupboard housing the boiler and carpet underfoot.

Master Bedroom

The Master Bedroom is situated to the front of the property, a double glazed window looks to front elevation, underneath which sits a single radiator. The room features a loft hatch and a door provides access into the en-suite Shower-room. The room features wood flooring underfoot.

En-Suite Shower room

The En-Suite Shower room consists of a 3 piece suite, comprising of corner Shower cubicle, pedestal wash hand basin and low level WC. An opaque double glazed window looks to rear elevation and the room features complimentary tiling to walls and floor.



Bedroom 2

Bedroom 2 is situated to the front of the property. A double glazed window looks to front elevation underneath which sits a single radiator. The room features wood floor underfoot.

Bedroom 3

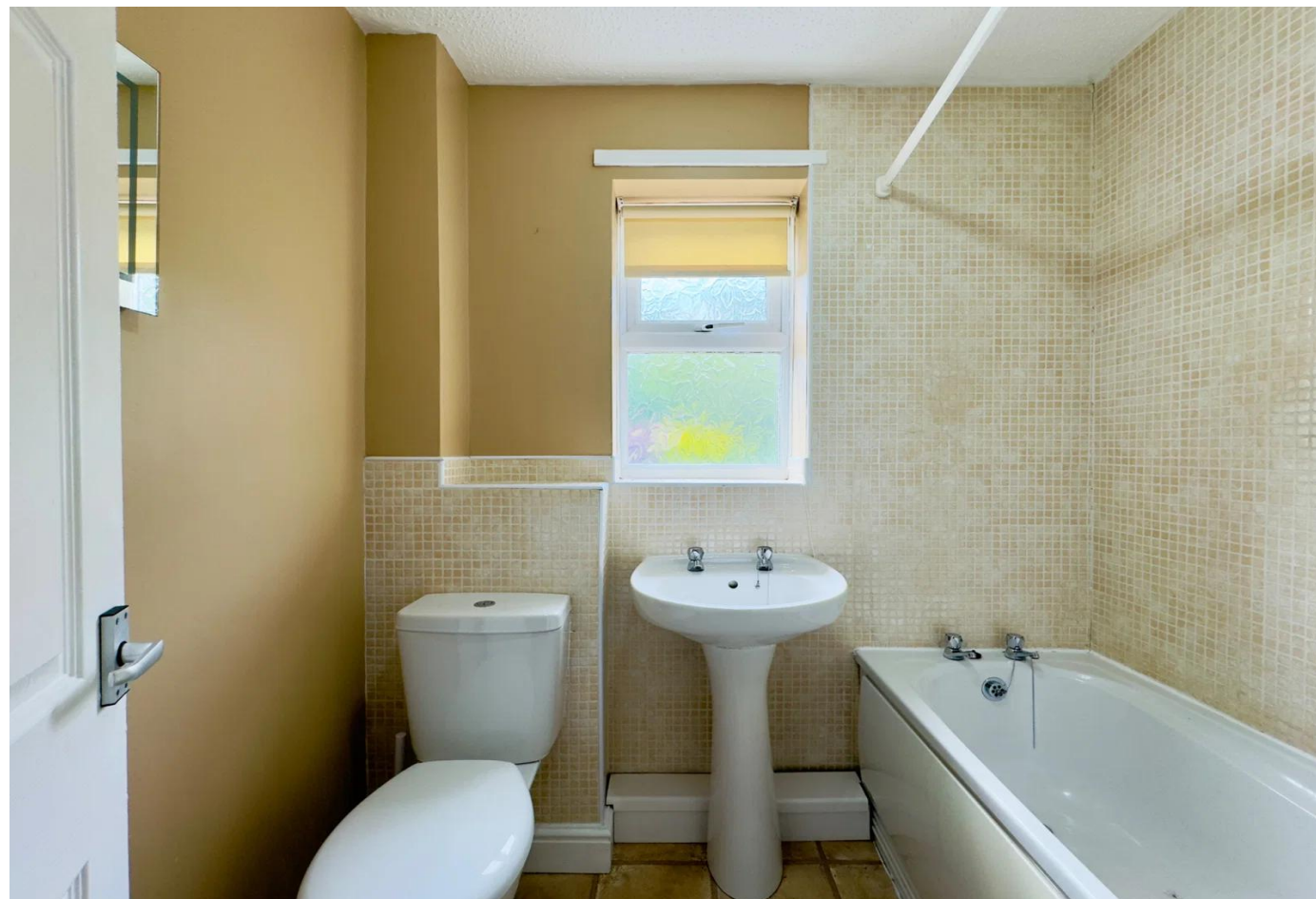
Bedroom 3 is situated to the rear of the property. A double glazed window looks to rear elevation underneath which sits a single radiator. The room features carpet underfoot.

Bedroom 4

Bedroom 4 is a single room to the front of the property. A double glazed window looks to front elevation, underneath which sits a single radiator. The room features wood flooring underfoot.

Family Bathroom

The Bathroom consists of a white three piece suite comprising of panelled bath, pedestal wash hand basin and low level WC. An opaque double glazed window looks to rear elevation and the room features tiling to walls and floor.




Floor Plan & EPC

Approximate Gross Internal Area

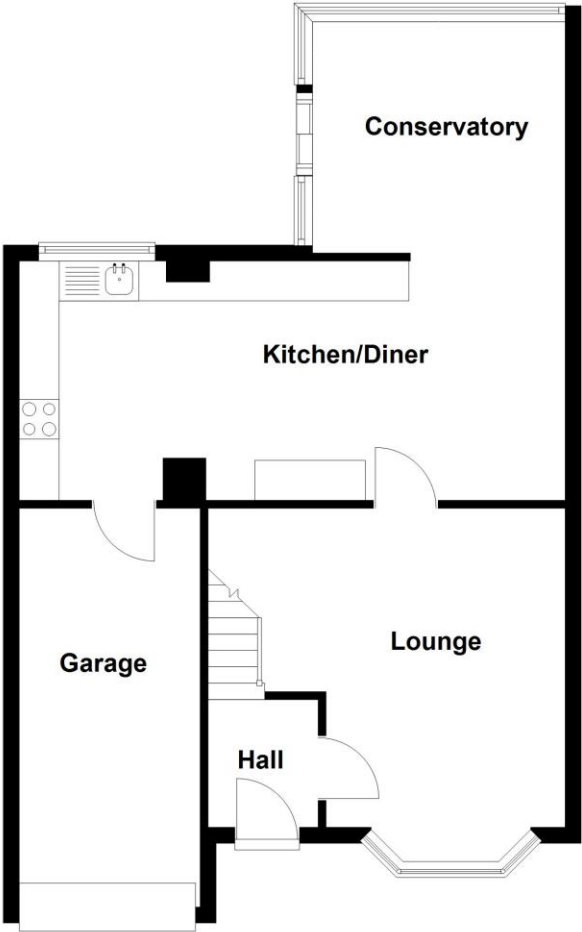
Ground Floor 59.9 sq. metres / 645.1 sq. feet

First Floor 48.2 sq. metres / 519.0 sq. feet

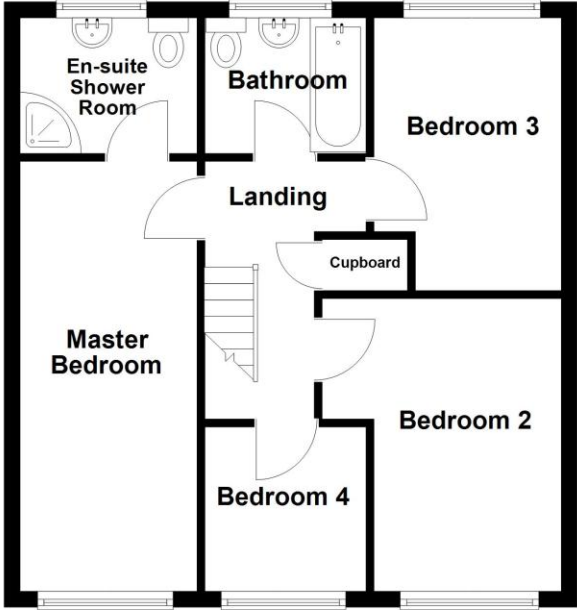
Total 108.2 sq. metres / 1164.1sq. feet

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(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. 59.9 sq. metres (645.1 sq. feet)



First Floor
Approx. 48.2 sq. metres (519.0 sq. feet)



Total area: approx. 108.2 sq. metres (1164.1 sq. feet)





Local Authority

Northumberland County Council

Council Tax

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.

MICHELLE ROPER

POWERED BY
exp UK

19 Main Street, Ponteland, Northumberland, NE20 9NH

T 07583 095763

E michelle.roper@expuk.com

W michelleroper.expuk.com

