



Lanercost Park | Cramlington | NE23 6RU

# Offers In Excess Of £135,000

Located in a great position for transport links and amenities this three bedroom home is ideal for a growing family. Although in need of a little updating it offers potential for someone to come and make it their own. The ground floor has kitchen, lounge/diner and downstairs cloaks, while the first floor offers three bedrooms and a family bathroom. Externally it has garage and yard to the rear and a garden to the front. Viewing is advised to appreciate what this home has to offer.

ROOK  
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**Mid Terraced House**

**Front & Rear Gardens**

**Three Bedroom**

**No Onward Chain**

**Downstairs Wc**

**Freehold**

**Garage**

**EPC: C/ Council Tax:A**

For any more information regarding the property please contact us today

#### Entrance

Via composite door.

#### Entrance Hallway

Vinyl flooring, single radiator, door to lounge.

#### Downstairs Wc

Low level wc, pedestal wash hand basin, double glazed window to front, single radiator.

#### Lounge/ Diner 21.18ft x 14.93ft (6.45m x 4.55m)

Double glazed patio doors to rear, double radiator, fire surround with electric fire, built in storage cupboard, television point, telephone point.

#### Kitchen 8.35ft x 6.65ft (2.54m x 2.02m)

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 oven, gas hob with extractor fan above, integrated fridge freezer, plumbed for washing machine.

#### First Floor Landing

Loft access, built in storage cupboard.

#### Loft

Boarded, pull down ladders, lighting and power.

#### Bedroom One 10.08ft x 8.62ft into wardrobes (3.07m x 2.62m)

Double glazed window, single radiator, fitted wardrobes and drawers.

#### Bedroom Two 11.82ft x 8.12ft (3.60m x 2.47m)

Double glazed window to rear, single radiator.

#### Bedroom Three 11.80ft x 6.48ft (3.59m x 1.97m)

Double glazed window to front, single radiator.

#### Bathroom 9.79ft x 4.48ft (2.98m x 1.36m)

Double glazed window to front, pedestal wash hand basin, shower cubicle, low level wc, spotlights, heated towel rail, tiling to walls, tiled flooring, extractor fan.

#### External

Low maintenance garden to front, driveway.

Rear garden laid mainly to lawn.

#### Garage

Detached single garage with up and over door, power and lighting.

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: mains  
Water: mains  
Sewerage: mains  
Heating: Gas central heating  
Broadband: ADSL  
Mobile Signal Coverage Blackspot: No  
Parking: Garage and driveway

### 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.

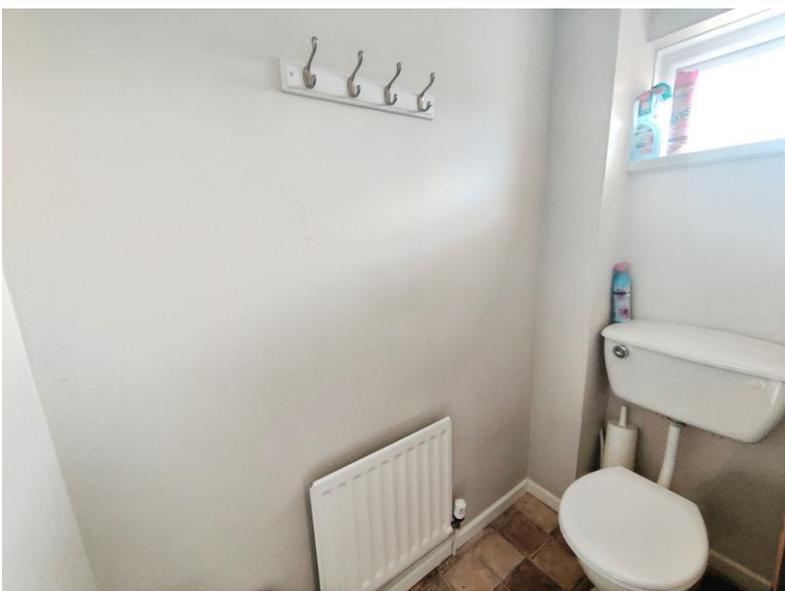
### TENURE

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: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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



**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.

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