

Churston Gardens, The Fairways, Cramlington

£240,000 Offers in Excess Of

MICHELLE ROPER

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Churston Gardens

The Fairways, Cramlington, NE23

We offer For Sale this beautifully presented 3 Bedroom Semi -Detached House on Churston Gardens, in the ever popular location of The Fairways, Cramlington.

Situated within a desirable plot and enjoying private gardens to front and rear as well as off street parking via a block paved driveway for multiple vehicles and leading to a single Garage.

The property briefly comprises of Entrance Hallway, Lounge, Kitchen/Dining Room with integrated appliances and WC to Ground Floor. First Floor offers, Landing, Master Bedroom with En-Suite Shower room, Bedrooms 2 & 3 and Family Bathroom.

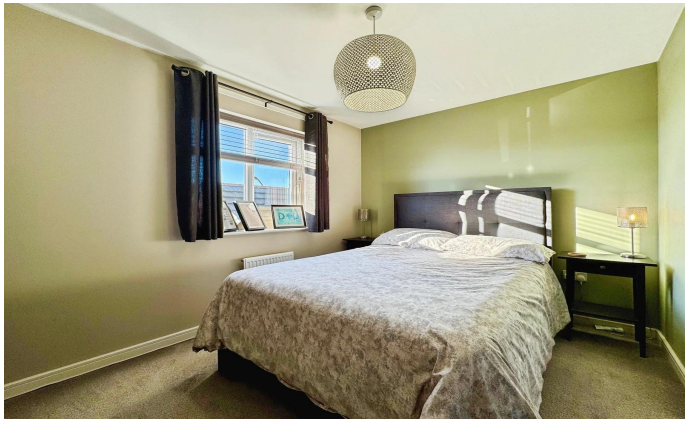
Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £240,000 Offers in Excess Of









Accommodation

Entrance Hall 1.53m x 1.29m
Through the composite front door we enter into the Hallway. A welcome space to kick off shoes before heading in to the Lounge beyond. Ahead a door provides access to a conveniently situated WC and to the left a door leads into the spacious Lounge. The Hall features a single radiator and carpet underfoot.

WC
The ground floor WC is conveniently situated off the Entrance Hall and offers a white two piece suite comprising of wall mounted hand wash basin and low level WC. The room is tastefully decorated with tiling to walls and cushioned floor underfoot. The room features a single radiator.

Lounge 4.84m x 3.90m
Situated to the front of the property is the spacious Lounge. A double glazed window looks to front elevation underneath which sits a single radiator. A door ahead provides access into the Kitchen/Dining Room. Features include a further single radiator, carpeted staircase leading to first floor accommodation and carpet underfoot.









Accommodation

Kitchen / Dining Room 2.73m x 4.75m

The Kitchen/ Dining Room is the perfect family space for entertaining. To the left the Kitchen benefits from a range of Matte Grey wall and base units with complimentary chrome handles and overtop worksurfaces leading to an inset 1.5 bowl stainless steel sink with single drainer and mixer tap. Integrated appliances include an AEG double oven and gas hob with overhead extractor hood, Fridge Freezer, Dishwasher and automatic washing machine, with recessed spotlighting to ceiling. To the right is the dining area ideal for a family get together and evening meals. The space is accommodating of a dining table with overhead pendant lighting and enjoys views of the private rear garden via French doors with double glazed windows to either side. The room features a single radiator and wood flooring underfoot.

Externally

To the front of the property there is a private driveway offering parking for multiple vehicles, leading to single garage. To the left is a private garden laid mainly to lawn with mature shrub border.

To the rear and accessed via the Kitchen is the private enclosed garden, laid mainly to artificial lawn with fenced boundary to the left side and garage wall to the right. The Kitchen leads out on to a paved patio area ideal for al fresco dining. The garden features a side access gate leading to driveway and garage.

Single Garage 6.21m x 3.28m

Single garage with up and over door to front. The garage benefits from electrics and lighting.









Accommodation

First Floor Landing
The carpeted landing provides access to Master Bedroom, Bedroom 2, Bedroom 3 and Bathroom. The landing is spacious with open spindle balustrade, with loft hatch above featuring pull down ladder for easy access.

Master Bedroom – 2.49m x 3.49m
Situated to the rear of the property is the spacious double Master Bedroom. A double glazed window looks to rear elevation underneath which sits a single radiator. Upon entering the room there are two spacious cupboards to the left and right for integrated clothes storage. A door provides access to an En-suite Shower room and the room benefits from carpet underfoot.

En-Suite Shower room 2.46m x 1.19m
The En-Suite Shower room consists of a white three piece suite comprising of walk in shower enclosure with power shower and sliding glass doors, low level WC and pedestal wash hand basin. The room features recessed spotlighting to ceiling, tiling to walls, single radiator and cushioned flooring under-foot.









Accommodation

Bedroom 2 – 3.06m x 2.62m
Bedroom 2 is situated to the front of the property and is also a double room which benefits from a double glazed window to front elevation, beneath which sits a single radiator. The room features carpet under-foot.

Bedroom 3 – 2.05m x 2.05m
Bedroom 3 is situated to the front of the property and benefits from a double glazed window to front elevation, underneath which sits a single radiator. A versatile room ideal as a home office, nursery or single bedroom. The room features carpet underfoot.

Bathroom – 1.71m x 2.04m
The Family Bathroom is situated centrally and consists of a white three piece suite comprising of panelled bath, wall mounted hand wash basin and low level WC. The room features recessed spot lighting to ceiling and complimentary tiled walls with cushioned flooring under-foot.



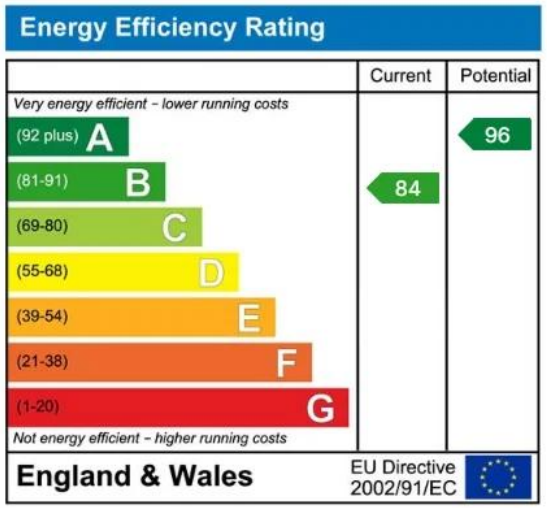


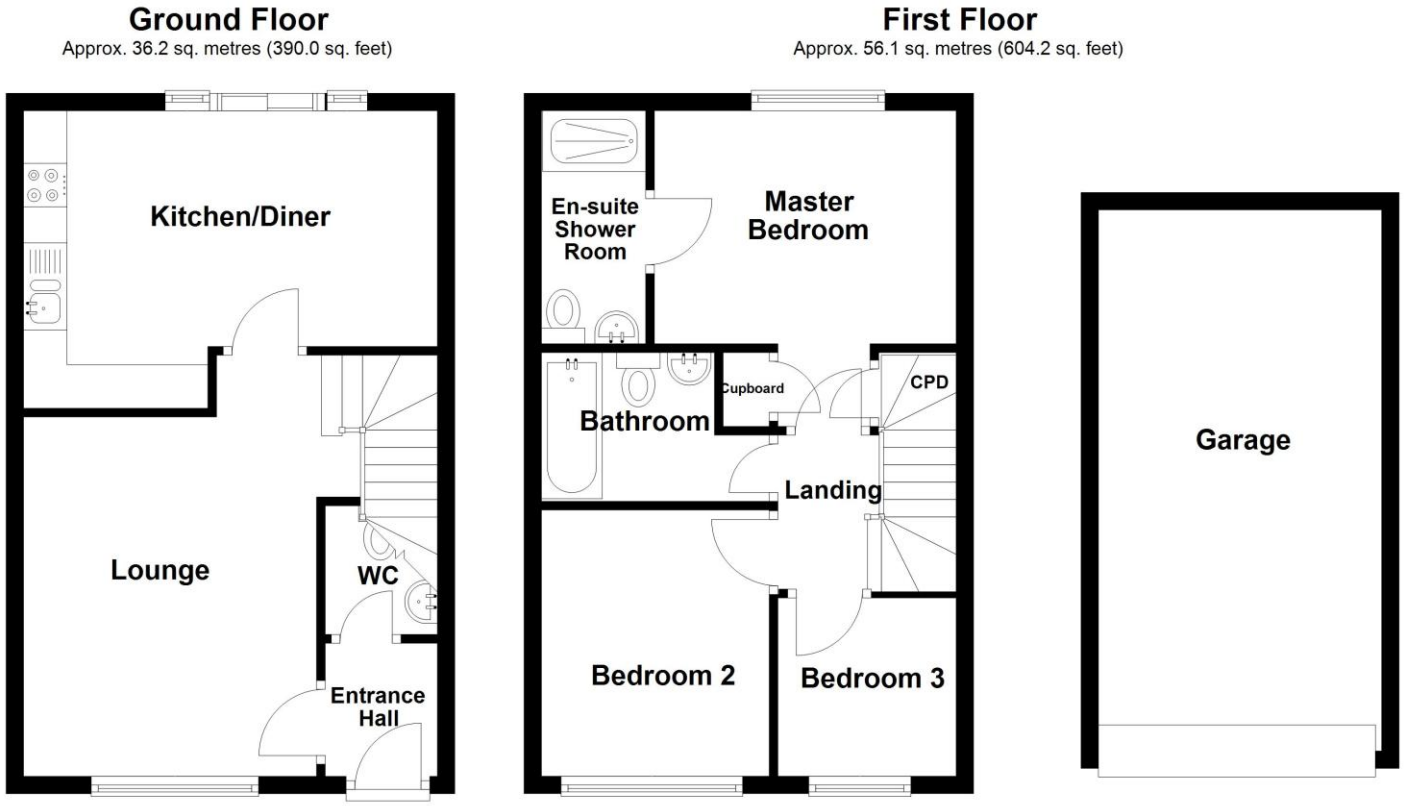




Floor Plan & EPC

Approximate Gross Internal Area	
Ground Floor	36.2 sq. metres / 390.0 sq. feet
First Floor	35.9 sq. metres / 386.1 sq. feet
Total	72.1 sq. metres / 776.1 sq. feet





Total area: approx. 92.4 sq. metres (994.2 sq. feet)










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HOME

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 competition. 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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