



Weetwood Road | Cramlington | NE23 6HT

£82,500

Located within the popular Collingwood Chase development in Cramlington, this ground floor flat presents an excellent opportunity for first-. Requiring some updating, the property offers fantastic potential for a new owner to put their own stamp on it.

Offered for sale with no upper chain, early viewing is highly recommended to appreciate the accommodation on offer.

The property briefly comprises an entrance porch leading into a spacious lounge/diner, with access to the kitchen. Glazed doors from the kitchen open onto the private rear garden. There are two double bedrooms and a wet room, completing the internal accommodation.

Externally, the property benefits from a private rear garden and a garage located within a nearby block.

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Ground Floor Flat

Rear Garden

Two Bedrooms

Garage In Block

No Onward Chain

**Leasehold, 125 years from
25.12.20216**

Sold As Seen

EPC: D/ Council Tax:A

For any more information regarding the property please contact us today



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Entrance Porch

UPVC entrance door, double glazed window to side.

Lounge 10.93ft x 14.77ft (3.33m x 4.48m)

Double glazed window to front, television point, coving to ceiling.

Kitchen 6.89ft x 9.10ft (2.10m x 2.77m)

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, tiled splash backs, space for cooker, space for fridge, plumbed for washing machine, vinyl flooring, double glazed door to rear.

Hallway

Built in storage cupboard housing meters.

Bedroom One 11.75ft x 8.57ft (3.58m x 2.61m)

Double glazed window to front, built in cupboard.

Bedroom Two 9.83ft x 8.65ft (2.99m x 2.63m)

Double glazed window to rear, built in cupboard.

Wet Room 5.29ft x 6.58ft (1.61m x 2.00m)

Double glazed window to rear, pedestal wash hand basin, electric shower, low level wc, part tiling to walls, extractor fan, cupboard housing water tank.

External

Front Garden laid mainly to lawn. Rear garden patio area, bushes and shrubs.

PRIMARY SERVICES SUPPLY

Electricity: unknown

Water: unknown

Sewerage: unknown

Heating: unknown

Broadband: none

Mobile Signal Coverage Blackspot: No

Parking: garage

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from and including 25 December 2016

Ground Rent: Unknown

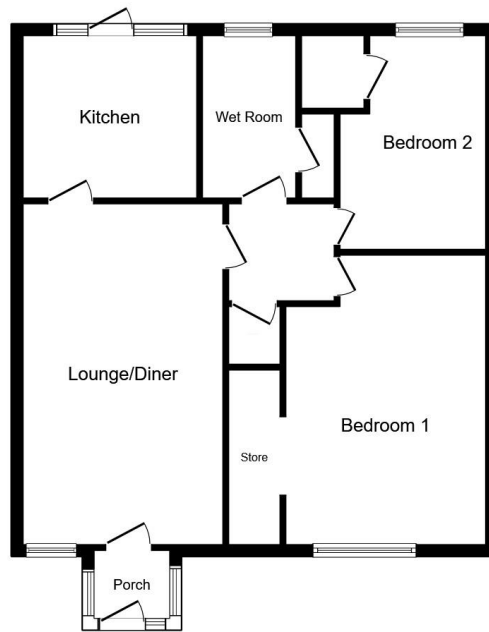
Service Charge: Unknown

COUNCIL TAX BAND: A

EPC RATING: D

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.

BD009015SB/SJ03.08.2026.v.1.



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 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 relation to this property.

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



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