



Kinloss Square | Cramlington | NE23 2XL

# Offers In Excess Of £260,000

Beautifully presented and updated by the current owner this three bedroom detached home is a must to be viewed. Located in the popular residential estate in Cramlington with excellent access to transport links and the manor walks shopping centre this house will appeal to any growing families. The ground floor has lounge, kitchen/diner, utility, downstairs cloaks, and sunroom to the rear. The first floor has three bedrooms and a family bathroom. Externally the front has off street parking with access to the garage and the rear has lawned and patio area. Viewing is a must to appreciate this fabulous home.

**RMS** | Rook  
Matthews  
Sayer

**3****1****1****Detached House****Sunroom****Three Bedroom****Garage & Gardens****Updated To A High Standard****EPC:D/ Council Tax:C****Downstairs Wc & Utility****Freehold**

For any more information regarding the property please contact us today

#### Entrance

Via composite door.

#### Entrance Hallway

Stairs to first floor landing, feature radiator.

#### Lounge 20.04ft x 11.29ft (6.10m x 3.44m)

Double glazed window to front, double glazed patio doors to conservatory, fire surround with electric fire, television point, coving to ceiling.

#### Kitchen 17.44ft x 10.40ft (5.31m x 3.16m)

Double glazed window to front, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surface, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted double oven, electric hob with extractor fan above, built in fridge, vinyl flooring, built in storage cupboard, spotlights.

#### Utility Room 8.36ft x 7.28ft (2.54m x 2.21m)

Double glazed door to the rear, space for fridge freezer, plumbed for washing machine, tiled flooring, wall mounted radiator.

#### Downstairs Wc 4.61ft x 2.63ft (1.40m x 0.80m)

Low level wc, laminate flooring, extractor fan, spotlights.

#### Sun Room 6.03ft x 16.87ft (1.83m x 5.14m)

Dwarf wall, double glazed windows, double radiator.

#### First Floor Landing

Double glazed window to rear, loft access, built in storage cupboard.

#### Bedroom One 16.87ft x 11.59ft (5.12m x 3.53m)

Double glazed window to front, double radiator, television point.

#### Bedroom Two 10.25ft x 7.74ft (3.12m x 2.35m)

Double glazed window to front, double radiator, coving to ceiling.

#### Bedroom Three 6.84ft x 7.83ft (2.08m x 2.38m)

Double glazed window to rear, double radiator, coving to ceiling.

#### Bathroom/Wc 7.79ft x 5.40ft (2.37m x 1.64m)

Three piece white suite comprising of; panelled bath with mains shower over, floating wash hand basin, low level wc, spotlights, double glazed window to front, heated towel rail, tiled walls and flooring, extractor fan.

#### External

Low maintenance front garden laid mainly to lawn, block paved driveway. Rear garden laid mainly to lawn, patio area, flower beds, screen fencing.

#### Garage

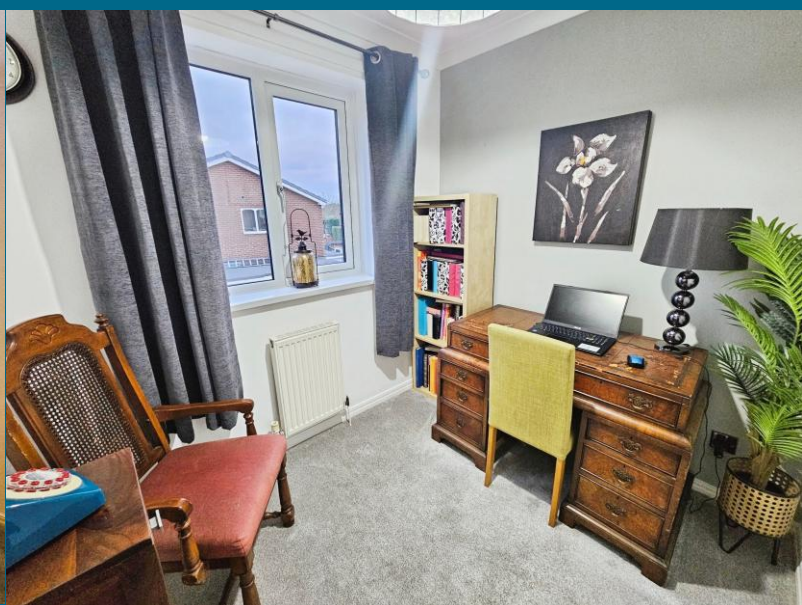
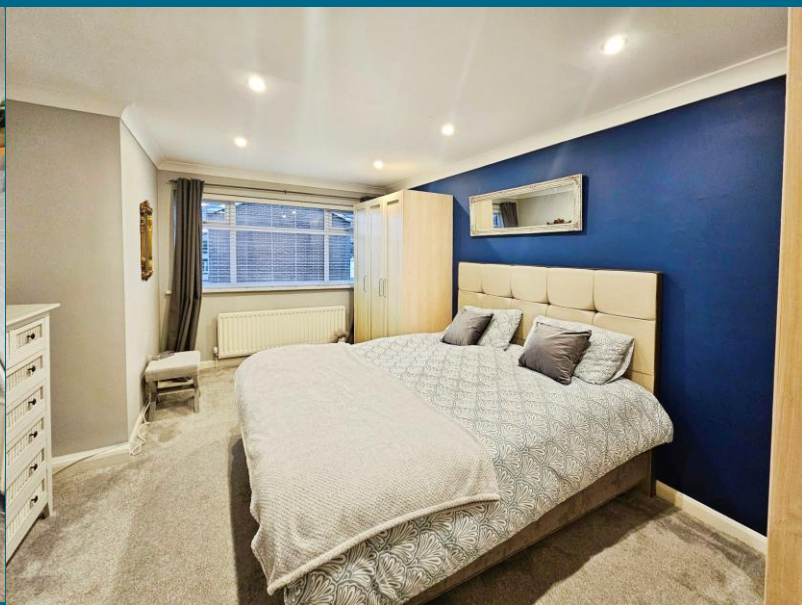
Attached single garage with up and over door, power and lighting.

**T: 01670 531114**

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#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking : driveway – allocated 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.

#### **AGENTS NOTE**

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an [employee / associate of an employee] (delete as appropriate) of Rook Matthews Sayer.

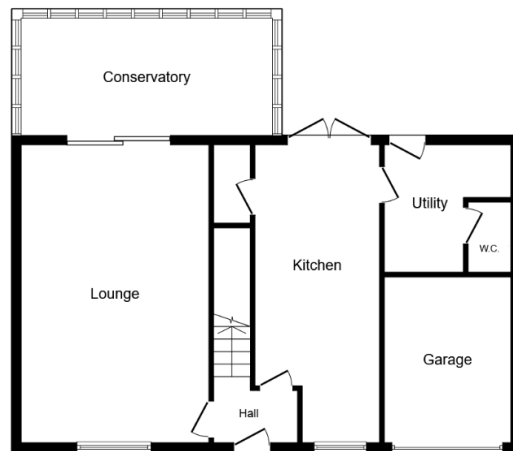
#### **TENURE**

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

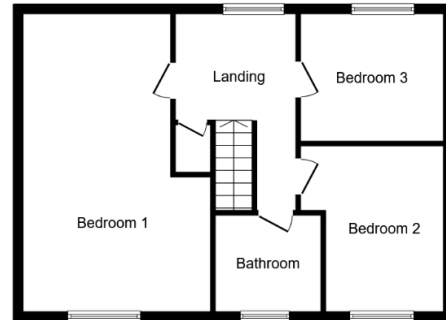
**COUNCIL TAX BAND: C**  
**EPC RATING: D**

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Ground Floor



First Floor

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](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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