



Clifton Road | Cramlington | NE23 6TH

£185,000

Beautifully updated by the current owners, this impressive semi-detached home truly offers the wow factor and is not to be missed.

Situated in the highly sought-after residential area of Cramlington, the property benefits from excellent transport links and a wide range of local amenities, making it ideal for a variety of buyers.

The ground floor features a stylish open-plan lounge and kitchen diner, perfect for modern living and entertaining, along with a separate, practical utility room. To the first floor, there are two generously sized double bedrooms and a contemporary, updated bathroom.

Externally, the property continues to impress, with off-street parking to the front for multiple vehicles. To the rear, a beautifully landscaped garden provides a perfect outdoor retreat, complete with decking and patio areas ideal for relaxing or hosting guests.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

RMS | Rook
Matthews
Sayer



2



1



1

Semi Detached House

No Onward Chain

Two Double Bedrooms

Landscaped garden

Utility Room

Freehold

Substantial Driveway

EPC: TBC/ Council Tax:A

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: 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

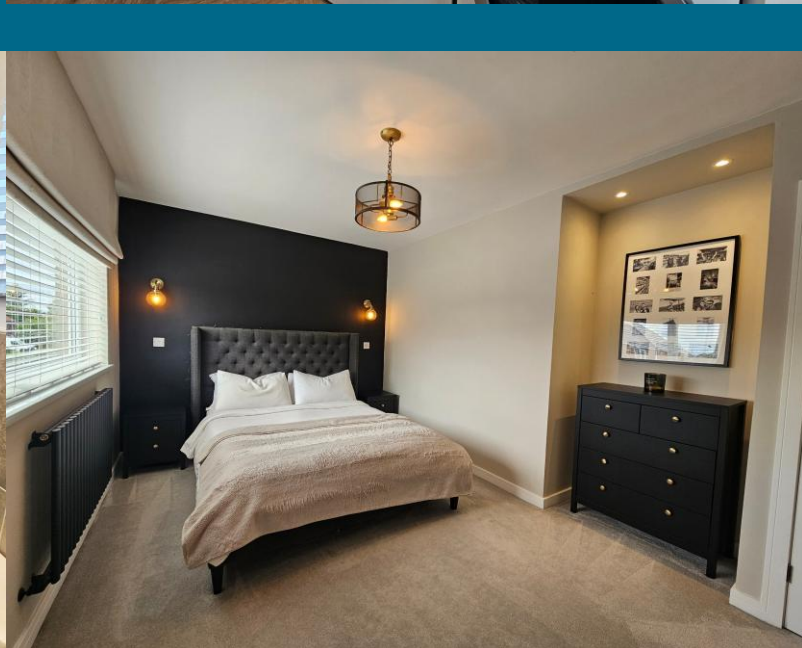
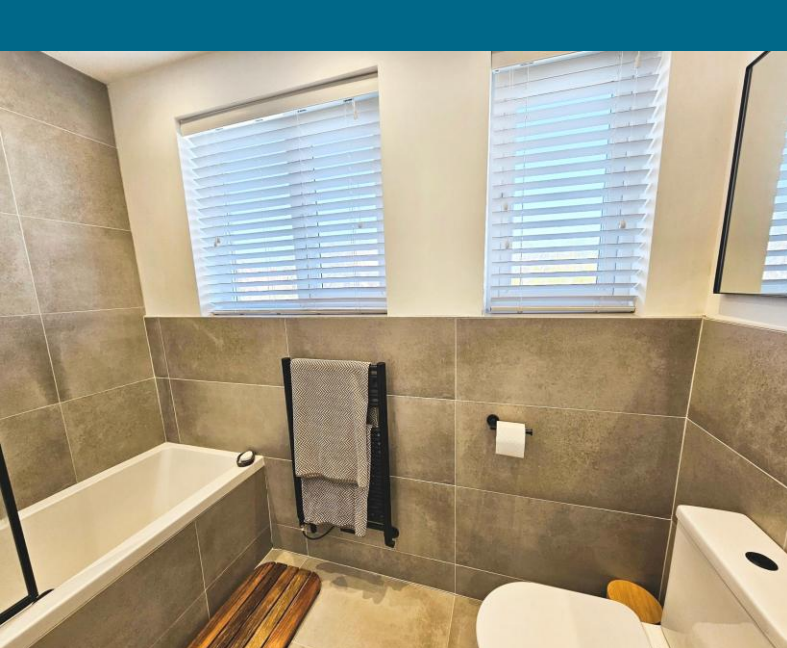
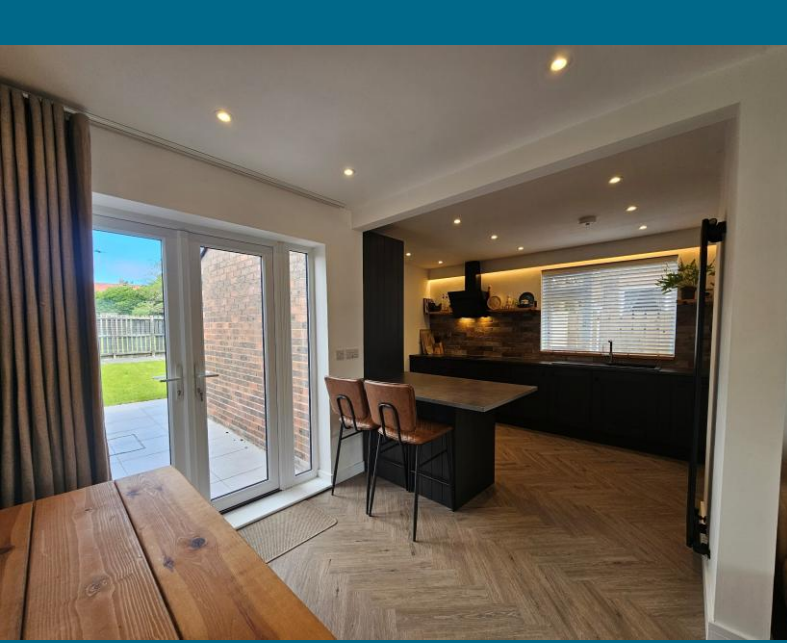
EPC RATING: TBC

BD008925SB/SJ05.05.2026.v.2

T: 01670 531114

Bedlington@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Entrance

Via UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, laminate flooring, single radiator, double glazed window to side.

Lounge 13.10ft x 11.98ft (3.99m x 3.65m) Open Plan To Kitchen/Diner

Double glazed window to front, double glazed patio doors to rear, wall mounted radiators, television point.

Kitchen 18.18ft x 12.10 ft (5.54m x 3.68m)

Double glazed window to side, wall mounted radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric double oven, electric hob with extractor fan above, integrated fridge, laminate flooring, spotlights, door to utility.

Utility Room 9.41ft x 5.22ft (2.86m x 1.59m)

Double glazed window to rear, fitted wall and base units, plumbed for washing machine, space for dryer, door to rear garden.

Loft

Boarded, pull down ladders, lighting and power.

Bedroom One 11.29ft x 15.10ft (3.44m x 4.60m)

Double glazed window to front, single radiator, built in cupboard, television point.

Bedroom two 9.73ft x 9.74ft (2.96m x 2.96m)

Double glazed window to rear, single radiator, built in cupboard, television point.

Bathroom 8.23ft x 5.39ft (2.50m x 1.64m)

Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring, extractor fan.

External

Block paved driveway to front.

Rear garden laid mainly to lawn, patio and decking area, garden shed.

EPC & Floorplan To Follow

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.

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.



T: 01670 531114

Bedlington@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer