



## Grindon Close Cramlington

- Mid Terrace House
- Three Bedroom
- Garage and driveway
- No Onward Chain
- EPC:C/ Council Tax:A/ Freehold

**Offers In The Region Of £160,000**



01670 531 114  
82 Front St, Bedlington, NE22 5UA

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[bedlington@rmsestateagents.co.uk](mailto:bedlington@rmsestateagents.co.uk)

# Grindon Close

Cramlington

## Entrance Porch

UPVC entrance door, double glazed windows to front and side.

## Entrance Hallway

Stairs to first floor landing, double radiator.

## Lounge 14'34ft max x 11'95ft (4.26m x 3.35m)

Double glazed window to front, double radiator, television point, door to kitchen diner.

## Kitchen/ Diner 10'81ft max x 17'76ft max (3.04m x 5.18m)

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 with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, fridge/freezer, washing machine, dryer and dishwasher, laminate flooring to kitchen, double glazed door to rear. To diner, double radiator, understairs cupboard, door to conservatory/porch.

## Conservatory

Dwarf wall, double glazed windows, carpet, lighting and sockets, door to garden.

## First Floor Landing

Built in storage cupboard housing boiler, loft access.

## Bedroom One 11'96ft x 8'81ft (3.35m x 2.43m)

Double glazed to front, single radiator, fitted wardrobes and drawers, built in cupboard.

## Bedroom Two 10'37ft x 8'81ft (3.04m x 2.43m)

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

## Bedroom Three 8'05ft x 7'79ft (2.43m x 2.13m)

Double glazed window to front, single radiator.

## Bathroom/Wc 6'88 max x 5'43ft (1.82m x 1.52m)

Three-piece white suite comprising; wash hand basin and low level wc (set in vanity unit), spotlights, double glazed window to rear, heated towel rail, cladding to walls and ceiling, walk in double shower (mains shower).

## External

Low maintenance front garden. Low maintenance rear garden Astroturf, garden shed.

## Garage

Detached single garage.

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: garage and driveway

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

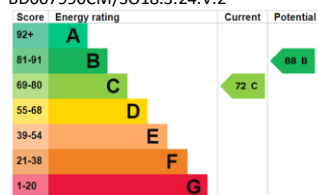
## TENURE

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

BD007990CM/SO18.3.24.V.2



**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 is not a credit check and will not affect your credit score.

16 Branches across the North-East

