

# **Grindon Close**

Cramlington

- Extended Semi-Detached House
- Three Bedroom
- Converted Garage
- Close To High School
- EPC: D/Council Tax:B/ Freehold





# Offers In Excess Of £220,000



# **Grindon Close**

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#### **Entrance Porch**

UPVC entrance door, double glazed windows, laminate floor, double glazed door to:

# Hallway

Stairs to first floor landing, laminate flooring, single radiator, storage cupboard.

# Lounge 13'03ft x 27'0ft (4.04m x 8.26m)

Double glazed window to front, radiator, laminate flooring, television point, coving to ceiling.

# Third Reception Room 16'09ft x 7'01ft (5.11m x 2.16m) Converted garage

French doors to front, laminate flooring, single radiator.

### Kitchen 8'03ft x 10'02ft max (2.52m x 3.10m)

Double glazed window to rear, fitted with a range of, wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for dishwasher, vinyl flooring.

# Utility Room 7'07ft x 7'09ft (2.32m x 2.36m)

Double glazed window to rear, space for fridge/freezer, plumbed for washing machine, tiled flooring, double glazed door to rear.

### **First Floor Landing**

Double glazed window to side, loft access.

### Loft

Partially boarded, insulated.

# Bedroom One 12'11ft max x 10'07ft (3.94m x 3.22m)

Double glazed window to front, single radiator, sliding door fitted wardrobes.

# Bedroom Two 10'10ft x 10'11ft (3.30m x 3.33m)

Double glazed window to rear, radiator.

# Bedroom Three 8'08ft x 7'05ft (2.64m x 2.26m)

Double glazed window to front, single radiator.

# Bathroom 5'08ft x 8'11ft (1.73m x 2.72m)

Four-piece white suite comprising of; panelled bath, wash hand basin (set in vanity unit), shower cubicle, two double glazed windows to the rear, cladding to walls and ceiling.

#### External

Front Garden laid mainly to lawn, driveway to front. Rear garden laid mainly to lawn, patio area.

### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Mains Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

# MINING

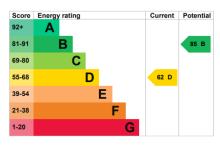
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

# 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: B EPC RATING: D

# BD008079CM/SO4.5.24.V.1











16 Branches across the North-East



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