



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



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Grindon Close

Cramlington

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 co-ordinating 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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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.

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