



## Strathtyrum Drive Cramlington

- Semi Detached House
- Three Bedroom
- Downstairs Wc
- Parking For Two Cars & Garage
- EPC:C/ Council Tax:B/ Freehold

**£190,000**



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# Strathtyrum Drive

Cramlington NE23 8BE

## Entrance

Entrance via composite door.

## Downstairs Wc

Low level wc, pedestal wash hand basin, single radiator, extractor fan.

**Lounge 16.20ft x 10.28ft max** (4.93m x 3.13m)

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

**Kitchen 18.72ft x 7.69ft** (5.70m x 2.34m)

Double glazed window to rear, double radiator, 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, integrated fridge/freezer, washing machine and dishwasher, vinyl flooring, French doors.

## First floor landing

Built in storage cupboard.

**Bedroom One 14.20ft x 9.67ft** (4.32m x 2.94m)

Double glazed window to front, single radiator, wooden vertical blinds.

**En-Suite 6.91ft x 4.34ft** (2.10m x 1.32m)

Double glazed window to front, low level wc, pedestal wash hand basin, extractor fan, double shower cubicle (mains), part tiling to walls, vinyl floor, wooden vertical blinds.

**Bedroom Two 11.30ft x 8.66ft** (3.44m x 2.63m)

Double glazed window to the rear, single radiator.

**Bedroom Three 9.87ft x 7.86ft** (3.00m x 2.39m)

Double glazed window to the rear, single radiator.

**Bathroom 8.62ft x 5.56ft** (2.62m x 1.69m)

Three-piece white suite comprising of; panelled bath, low level wc, single radiator, part tiling to walls, vinyl floor.

## External

Two parking bays to front. To the rear, astro turf, gazebo, composite decking, water feature, patio area, seating area.

**Garage 16.69ft x 7.94ft** (5.08m x 2.42m)

Attached single garage, up and over door, power, lighting, plumbing and drainage (currently used for dog cleaning area), waterproof quadruple plugs.

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: garage and driveway

*Management/service charge - £69.00 per annum*

*8 years remaining Premier warranty*

*Suitable for wheelchair access – level access*

## 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.

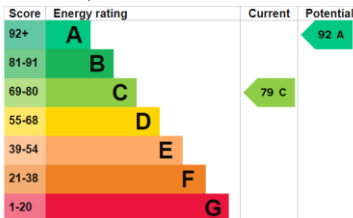
## TENURE

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: C**

BD008208JY/SO.29.08.24.V.2



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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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