



Langdale Drive Cramlington

- Semi Detached House
- Three Double Bedrooms
- Attractive kitchen/dining room & bathroom
- Utility Room
- EPC: C/ Council Tax:B/ Freehold

Offers In The Region Of £200,000



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ROOK
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SAYER

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Langdale Drive

Cramlington, NE23 8EL

Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, cream tile laminate flooring.

Lounge 15.95ft x 11.25ft (4.86m x 3.42m)

Bifold door to rear, double radiator.

Office/ Second Reception Room 10.19ft x 7.29ft (3.10m x 2.22m)

Double glazed window to the front, single radiator.

Kitchen/ Dining Room 19.74ft x 11.27ft into recess (6.01m x 3.43m)

Double glazed window to front and rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit with boiler tap, built in electric fan assisted oven, electric hob with extractor fan above, two storage cupboards, tile effect laminate flooring, spotlights, double glazed door to the rear.

Utility Room 7.38ft x 4.16ft (2.24m x 1.26m)

Space for fridge/freezer, plumbed for washing machine.

Bedroom One 11.57ft x 11.35ft (3.52m x 3.45m)

Double glazed window to the front, double radiator.

Bedroom Two 11.55ft x 9.76ft (3.52m x 2.97m)

Double glazed window to the front, single radiator.

Bedroom Three 11.42ft into recess 7.93ft (3.48m x 2.41m)

Double glazed window to the rear, single radiator.

Bathroom 10.66ft x 8.44ft into shower recess (3.24m x 2.57m)

Four-piece white suite comprising of; free standing bath, double shower cubicle wash hand basin (set in vanity unit), co-ord taps and fitting, spotlights, heated towel rail, tiling to walls, tiled flooring.

External

Front garden laid mainly to lawn, bushes and shrubs, block paved driveway, electric car charging point.

Rear garden laid mainly to lawn.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

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: B

EPC RATING: C

BD008275JY/SO1.11.24.v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	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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