



## Oulton Close Cramlington

- Mid Terraced House
- Three Bedroom
- Front & Rear Garden
- No Onward Chain
- EPC:D/Council Tax:A/ Leasehold

**£110,000**



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# Oulton Close

## Cramlington NE23 2YD

### Entrance

UPVC entrance door.

### Lounge 15'09ft x 14'09ft max (4.80m x 4.50m)

Double glazed window to front, double radiator, fire surround, wood flooring, television point.

### Kitchen/dining room 9'01ft x 14'09ft (2.77m x 4.50m)

Two double glazed windows to the rear, 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, space for cooker and fridge and freezer, plumbed for washing machine, laminate flooring, double glazed door to the rear.

### First Floor Landing

Built in storage cupboard housing combi boiler.

### Bedroom One 8'05ft x 13'07ft max (2.57m x 4.15m)

Double glazed window to front, single radiator, laminate flooring.

### Bedroom Two 8'05ft x 10'08ft inc alcove (2.57m x 3.25m)

Double glazed window to the rear, single radiator, loft access.

### Bedroom Three 8'11ft plus recess x 6'01ft (2.72m x 1.85m)

Double glazed window to the front, single radiator.

### Bathroom 5'10ft x 6'01ft (1.79m x 1.85m)

Three-piece white suite comprising of; panelled bath with electric shower over, pedestal wash hand basin, low level wc, double glazed window to the rear, single radiator, laminate flooring.

### External

Front garden laid mainly to lawn. Rear garden laid mainly to lawn, patio area.

### PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: none

Mobile Signal Coverage Blackspot: no

Parking: no parking

### 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from and including 25 December 2016

Ground Rent: no ground rent

Service Charge: no service charge

### COUNCIL TAX BAND: A

EPC RATING: D

BD008287CM/SO4.11.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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