



Wilton Close Cramlington

- Semi Detached House
- Three Bedroom
- Generous Rear Garden
- No Upper Chain
- EPC:D/ Council Tax:B/ Freehold

£180,000



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ROOK
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Wilton Close

Cramlington, NE23 6LY

Entrance

UPVC entrance door, double glazed windows.

Hallway

Stairs to first floor landing, double radiator, storage cupboard.

Lounge/ Dining Room 11'09ft max x 22'09ft (3.58m x 6.93m)

Double glazed window to front and rear, radiator, gas fire, television point, coving to ceiling.

Kitchen 10'08ft x 9'03ft (3.25m x 2.82m)

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, tiled splash backs, extractor fan, space for cooker, plumbed for dishwasher, door to utility room.

Utility Room 8'09ft x 8'07ft (2.67m x 2.62m)

Double glazed window to rear, plumbed for washing machine, space for dryer, access to garage.

Loft

Insulated.

Bedroom One 11'11ft x 11'09ft into alcove (3.63m x 3.58m)

Double glazed window to front, double radiator.

Bedroom Two 10'07ft x 11'09ft (3.22m x 3.58m)

Double glazed window to rear, built in cupboard housing tank.

Bedroom Three 7'09ft x 8'11ft (2.36m x 2.72m)

Double glazed window to front, double radiator, built in cupboard with loft access.

Bathroom 5'06ft x 8'08ft (1.68m x 2.64m)

Four piece white suite comprising of; panelled bath, wash hand basin (set in vanity unit), shower cubicle, low level wc, double glazed window to rear, heated towel rail, part tiling to walls, laminate flooring, extractor fan.

External

Front garden laid mainly to lawn, driveway leading to garage.

Rear garden, laid mainly to lawn, patio area.

Garage

Attached single garage with up and over door.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: garage and 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: D

BD008295JY/SO28.11.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 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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