



Needham Place Cramlington

- Immaculate Mid Link House
- Three Bedroom
- Modern Bathroom
- Garage In Block
- EPC:C/ Council Tax: A/ Freehold

Offers In The Region Of £160,000



01670 531 114
82 Front St, Bedlington, NE24 1BW

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www.rookmatthewssayer.co.uk
bedlington@rmsestateagents.co.uk

Needham Place

Cramlington, NE23 1RF

Entrance Porch

Via UPVC entrance door, double glazed door and porch light

Lounge 14'09ft max 15'10ft (4.26m x 4.75m)

Double glazed window to front, 2 x double radiator fitted in 2024, feature cladding/panelling, built in under stairs storage cupboard, television point and telephone point.

Kitchen/Dining Room (9'09ft x 14'08ft (2.74m x 4.26m)

Double glazed window to the rear, single radiator, fitted with a range of floor wall, floor and drawer units with co-ordinating roll edge work surface, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, plumbed for washing machine, French doors fitted in 2020, vinyl floors, cupboard housing combi boiler

First floor landing

Small double radiator, electric plug point, loft access, built in storage cupboard

Loft

Loft partially boarded, electric light fitting and partially reinsulated in 2023, with pull down ladders.

Bedroom One 8'06ft x 13'05ft max (2.43m x 3.96m)

Double glazed window to the front, double radiator fitted in 2023, television point

Bedroom Two 8'03ft x 8'08ft (2.43m x 2.43m)

Double glazed window to the rear, double radiator fitted in 2023, fitted wardrobes, television point.

Bedroom Three 8'08ft x 6'03ft max (2.43m x 1.82m)

Currently used as an office, double glazed window to the front, double radiator fitted in 2023, built in cupboard, telephone point

Bathroom 5'07ft x 6'02ft (1.52m x 1.82m)

Fitted in 2023, Three piece white suite comprising of; tiled bath with mixer waterfall taps, and mains shower over, wash hand basin (set within vanity unit), low level W/C, double glazed window to the rear, heated towel radiator (mains), part tiling to walls, LVT flooring.

External

Low maintenance garden to front. Rear garden laid mainly to lawn, patio area, garden shed. Single garage in block to rear, door and casing upgraded via treatment in 2024.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: garage and on street 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

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: A

EPC RATING: C

BD008362CM/SO29.1.25.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 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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