



## Doxford Place

Cramlington NE23 6DU

A lovely first time buy for those looking for good access to the main town centre of Cramlington. Well located for schools, local shops and amenities this three bedroom mid terrace property is ready to view now. Comprising briefly; entrance hallway, lounge, kitchen and open plan diner, stairs to the first floor landing, three bedrooms and a family bathroom. Externally there is an enclosed lawned garden to the front and a low maintenance garden to the rear with raised decked area and access to the separate single garage. Close to a good range of supermarkets and the Manor walks shopping centre the property has excellent road, rail and transport links and wont be on the market long. Viewings are strongly advised.

## Offers In The Region Of £145,000

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## Entrance

Via UPVC entrance door.

## Lounge 14'01ft into alcove x 13'07ft (4.26m x 3.96m)

Double glazed window to front, double radiator, television point, telephone point, coving to ceiling.

## Kitchen/ Dining 8'10ft x 16'11ft (2.43m x 4.87m)

Two double glazed windows to the 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, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, laminate flooring, coving to ceiling, double glazed door to rear.

## First Floor Landing

Loft access.

## Bedroom One 10'05ft x 12'07ft (3.04m x 3.65m)

Double glazed window to front, single radiator, built in cupboard, coving to ceiling.

## Bedroom Two 10'06ft x 8'08ft (3.04m x 2.43m)

Double glazed window to the rear, radiator, fitted wardrobes, built in cupboard, coving to ceiling.

## Bedroom Three 9'02ft x 6'04ft max (2.74m x 1.82m)

Double glazed window to front, single radiator, coving to ceiling.

## Bathroom 5'06ft x 6'09ft max (1.52m x 1.82m)

Three piece white suite comprising of; panelled bath with mains shower over, low level wc, double glazed window, single radiator, part tiling to walls tiled flooring, extractor fan.

## External

Front garden laid mainly to lawn, fencing. Rear garden low maintenance garden, decking area.

## Garage

Detached single garage, up and over door, side door, double glazed window, vented for dryer.



## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains gas

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: Garage, driveway 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.

## ACCESSIBILITY

Suitable for wheelchair users.

## 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

BD008376CM/SO04.02.2025.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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