



Littlestone Wynd Cramlington

Chain free and set within the popular Fairways Estate situated on the edges of Cramlington town centre, this mid-terrace house sits mid terrace and offers living and bedroom space over three floors. Modern in style, the property offers a great location near to countryside and great transport links with the nearby A1 close by - perfect for commuting to work or just to explore the lovely county of Northumberland.

On entering the property, there is a small entrance hallway which leads to the main lounge area. From the lounge, there is a further small inner hallway with access to the stairs to the first floor, a handy downstairs cloakroom and then to the kitchen/diner. This overlooks the rear garden and is fitted with modern units.

To the first floor there are two good sized bedrooms and a family bathroom and stairs which lead to the second floor where the master bedroom is situated. With skylight window and a really good sized bedroom, there is also handy cupboard storage space on the landing outside.

The front of the property is low maintenance and has parking for one car and the rear garden is south facing - perfect for summertime!

Call our Bedlington Branch today to book your viewing.

£185,000

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SAYER

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Entrance Porch

Via composite door.

Hallway

Single radiator.

Downstairs wc

Low level wc, wash hand basin, single radiator, vinyl floor.

Lounge 14.63ft x 11.86ft (4.45m x 3.61m)

Double glazed window to front, built in storage cupboard.

Inner Hallway leading to

Stairs to first floor landing, downstairs Wc, kitchen/diner.

Kitchen/Dining Room 11.81ft x 7.70ft (3.59m x 2.34m)

Double glazed window to rear, single 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, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge freezer, spotlights, vinyl floor, double glazed patio doors to rear.

Bedroom Two 11.91ft x 9.62 max into recess (3.63m x 2.93m)

Double glazed window to front, single radiator.

Bedroom Three 11.93ft x 8.89ft max into recess (3.63m x 2.70m)

Double glazed window to rear, single radiator.

Bedroom One (on 2nd Floor) 31.58ft into eaves x 11.78ft into recess max (9.62m x 3.59m)

Two Skylights, single radiator, loft access, built in cupboard (on landing hallway to bedroom one).

Bathroom 7.91ft x 5.54ft (2.41m x 1.62m)

Three piece white suite comprising of: panelled bath with mains shower over, pedestal wash hand basin, low level wc, single radiator, part tiling to walls, extractor fan, vinyl flooring.

External

Allocated parking bay to front. South facing rear garden, laid mainly to lawn, patio area, water tap, garden shed.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space/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.

ACCESSIBILITY

Level access.

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: B

BD008366JY/SO.05.02.25.v.1





Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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