



## Ringwood Drive Cramlington, NE23 1NE

Offering such a bright feel and presented to a very high standard, this lovely three bedroom, semi-detached home in the popular Ringwood Drive area of Cramlington is a "move straight in" home. It has been very well maintained and has the benefit of a lovely sun room to add to the living accommodation within the property. Cramlington continues to be a well-established town with many amenities, shops, rail, road and public transport services and plenty of places to eat and socialize.

The property itself is accessed via an entrance porch which leads to the entrance hallway with stairs to the first floor and also to the lounge/dining room. Offering really good dimensions and a dual aspect, the lounge/dining room is a bright and comfortable space which, in turn leads to the modern kitchen and adjoining sun room. From the sun room there are patio doors to the paved, grassed and tiered west facing garden and there is also internal access to the attached single garage.

To the first floor there is a nice bright landing area with access to all bedroom and the family bathroom. Two of the bedrooms are double in size, with the master bedroom having mirrored fitted wardrobes. The third bedroom is single in size and again features attractive fitted wardrobes. The family bathroom is modern in style and well finished.

To the front of the property, there is a lawned area and off street parking leading to the garage. The rear garden is enclosed and is a mixture of paving and lawn attractively laid out in two tiers.

Call our Bedlington Branch today to book your viewing today.

## Offers In The Region Of £230,000

01670 531 114  
82 Front Street, Bedlington, NE22 5UA

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[bedlington@rmsestateagents.co.uk](mailto:bedlington@rmsestateagents.co.uk)



## Ringwood Drive, Cramlington NE23 1NE

### **Entrance Porch 5.70ft x 3.29ft (1.73m x 1.00m)**

Via Composite door, double glazed windows, tiled floor, cupboard.

### **Entrance Hallway**

Stairs to first floor, storage cupboard, feature radiator.

### **Lounge 21.36ft x 13.01ft max (6.51m x 3.96m)**

Double glazed window to front and rear, two double radiators.

### **Kitchen 10.48ft x 9.42ft (3.19m x 2.87m)**

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces. Co-ordinating sink unit with mixer tap, built in electric fan assisted double oven, gas hob with extractor fan above, plumbed for washing machine, laminate flooring.

### **Sun Room 9.39ft x 8.58ft (2.86m x 2.61m)**

Patio doors to rear, double radiator, laminate flooring.

### **First Floor Landing**

Double glazed window to side, loft access, built in storage cupboard.

### **Loft**

Boarded, ladders, lights.

### **Bedroom 12.51ft into door recess x 10.19ft + Wardrobes (3.81m x 3.10m)**

Double glazed window to rear, single radiator, fitted wardrobes.

### **Bedroom Two 12.44ft into door recess x 8.59ft (3.79m x 2.61m)**

Double glazed window to rear, single radiator.

### **Bedroom Three 7.01ft plus fitted wardrobes x 6.88ft (2.13m x 2.09m)**

Double glazed window to front, single radiator, fitted wardrobes.

### **Bathroom 8.06ft x 5.42ft (2.45m x 1.65m)**

Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring.

### **External**

Front Garden laid mainly to lawn. Tiered rear garden laid mainly to lawn, patio area, water tap.



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking: Garage & 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: C**

BD000002212JY/SO03.02.25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 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.

**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.

**16 Branches across the North-East**

