



Strathtyrum Drive Cramlington

To be sold with no upper chain this three bedroom semi-detached property is a first time buyers dream. With a modern and bright feeling throughout the property is a ready made home for those looking in the area. With good access to the A19/A1 making the property ideal for commuters. Fully double glazed and benefitting from gas central heating the accommodation comprises briefly; entrance porch, lounge, downstairs w.c, open plan kitchen and dining area with French door access to the rear garden, stairs to the first floor landing, three good size bedrooms with en-suite to master and a family bathroom. Externally there is a double drive to the front and single garage for off street parking and an enclosed rear garden with decked patio and lawn area. Viewings are advised as at this price the property won't be on the market for long!

£180,000



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Strathtyrum Drive

Cramlington NE23 8BE

Entrance

Via composite door to porch, single radiator.

Downstairs wc

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

Lounge 16'02ft x 10'03ft (4.93m x 3.12m)

Double glazed window to front, double radiator, television point.

Kitchen 8'04ft max x 18'09ft (2.54m x 5.72m)

Double glazed window to rear, 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, splash backs, built in electric fan assisted oven, gas hob, space for fridge freezer, plumbed for washing machine and dishwasher, vinyl flooring, double glazed door to the rear.

First Floor Landing

Loft access, built in storage cupboard.

Bedroom One 9'09ft x 14'01ft max (2.97m x 4.29m)

Two double glazed windows to the front, single radiator.

En-Suite 4'03ft x 4'06 (1.21m x 1.21m)

Double glazed window to the front, low level wc, pedestal wash hand basin, shower cubicle (mains shower), part tiling to walls, laminate flooring.

Bedroom Two 8'10ft x 11'02ft (2.69m x 3.40m)

Double glazed window to rear, single radiator.

Bedroom Three 9'10ft x 7'10ft (2.99m x 2.39m)

Double glazed window to rear, single radiator, television point.

Bathroom 8'09ft x 5'06ft (2.67m x 1.68m)

Three piece white suite comprising of; panelled bath, pedestal wash hand basin, low level wc, double glazed, part tiling to walls, laminate flooring, wall mounted vanity unit.

External

Two car driveway leading to garage. Rear garden laid mainly to lawn, decking area.

Attached single garage with up and over door, power and lighting.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: 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

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: B

EPC RATING: C

BD008433CM/SO18.03.2025.V.1

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	79 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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