



High Pit Road | Cramlington | NE23 6RB

Offers In The Region Of £259,950

Absolutely stunning three bedroom semi detached property on High Pitt Road, Cramlington. With excellent road and transport links this property has been beautifully updated by the current owner to include new windows to the front and bi-folding doors to the rear and boasts generous living spaces and ample storage to suit a growing family looking for a ready to move in to home. Close to local amenities, schools and Cramlington hospital the property is ready to view now. Comprising briefly: entrance porch leading to the spacious tiled hallway, lounge with log burning stove, extended 2nd reception room, a well fitted galley kitchen with internal access to the garage rooms, downstairs w.c, stairs to the first floor landing, three bedrooms and modern family bathroom, a converted loft space with flooring and skylights and accessed by a small staircase on the main landing for convenient storage. Externally there is an enclosed low maintenance garden to the rear with patio areas and access to the garage and to the front a block paved driveway leads to the attached garage. Viewings are strongly advised.

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Semi Detached House

Extended To Rear

Three Bedroom

Driveway Leading To Garage Space

Converted Loft Space

EPC:C/ Council Tax:B

Log Burning Stove

Freehold

For any more information regarding the property please contact us today

Entrance Porch

Via composite door, tiled floors.

Entrance Hallway

Stairs to first floor landing, double radiator, tiled flooring.

Downstairs Wc

Low level wc, wash hand basin (set in vanity unit), double glazed window, part tiling to walls, single radiator.

Lounge 14'03ft into bay x 12'03ft max (4.26m x 3.65m)

Double glazed bay window to front, feature radiator, log burner, wood flooring, television point.

Dining Room 12'03ft x 24'06ft (3.65m x 7.31m)

Two double radiators, coving to ceiling, bi fold doors to rear, laminate flooring, television point.

Kitchen 20'02ft x 8'03ft max (6.09m x 2.43m)

Double glazed window 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, splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, tiling to floor, coving to ceiling, spotlights, space for dryer.

First Floor Landing

Double glazed window to side, loft access.

Converted loft space,

Staircase, skylights.

Bedroom One 12'00ft max x 8'11ft + Wardrobes (3.65m x 2.43m)

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

Bedroom Two 11'10ft max x 10'11ft max 3.35m x 3.04m)

Double glazed bay window to front, double radiator, built in cupboard, coving to ceiling, television point.

Bedroom Three 7'03ft x 7'04ft (2.13m x 2.12m)

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

Bathroom 7'04ft x 8'04ft max (2.13m x 2.43m)

Wash hand basin and low level wc set in vanity unit, walk in shower, double glazed window, heated towel rail, tiling to walls and floor, storage cupboard housing combi boiler.

External

Front garden laid mainly to lawn, block paved driveway leading to garage. Private low maintenance garden to the rear, patio area, Indian sandstone.

Garage 14'09ft x 9'00ft (4.26m x 2.74m)

Single attached garage with up and over door.

Garage Part Two 23'11ft x 9'60ft (7.01m x 2.74m)

Double glazed door to garden, skylight, water tap.

Garage Part Three

Used as a gym, double glazed window, French doors to garden, part laminate flooring, storage cupboard, low level wc and wash hand basin.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas, electric + open fire
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Garage and 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

This property has accessibility adaptations:
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

BD008510CM/SJ22.05.25.V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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