



Laceyby Gardens | Cramlington | NE23 1AW

£167,500

With modern open plan living to the ground floor this ideal first time buy or starter home is well located for those looking for good access to Cramlington town centre. With excellent road and rail links the property is well served by shops, amenities, leisure facilities and local bars and restaurants. Comprising briefly; entrance hall, open plan lounge and kitchen with breakfast bar area, downstairs w.c, stairs to the first floor landing, two bedrooms and family bathroom, stairs to the second floor, storage and a large master bedroom. Early viewings are advised to avoid disappointment.

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Mid Terrace House

Popular Location

Downstairs Wc

Freehold

Open Plan Lounge/ Kitchen

EPC: B

Allocated Parking Bay

Council Tax:B

For any more information regarding the property please contact us today

Entrance

Composite door.

Entrance Hallway

Stairs to first floor landing, double radiator.

Downstairs wc

Low level wc, wash hand basin, extractor fan, part tiling to walls, vinyl floor.

Lounge/ Kitchen 12'02ft x 22'10ft (3.65m x 6.70m) Open Plan

French doors to garden, two double radiators, television point.

Double glazed window to front, 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, space for fridge/freezer, plumbed for washing machine, breakfast bar, vinyl flooring, cupboard housing boiler, spotlights.

Bedroom Three 7'09ft x 12'06ft max (2.13m x 3.65m)

Two double glazed windows to front, single radiator.

Bedroom Two 7'08ft x 12'00ft max (2.13m x 3.65m)

Double glazed window to rear, single radiator.

Bathroom 5'08ft x 5'11ft (1.52m x 1.52m)

Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin, low level wc, heated towel rail, vinyl floor, part tiling to walls.

Bedroom One (Top Floor) 9'01ft x 19'09ft (2.74m x 5.79m)

Two skylights, radiator, loft access.

External

Allocated parking bay to front, water tap. To the rear, low maintenance garden, patio area, garden shed.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband Fibre
Mobile Signal Coverage Blackspot: No
Parking: Allocated Parking Space

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.

National House Building (NHBC) – 6 years remaining from 2025,

Management fee for estate – TBC

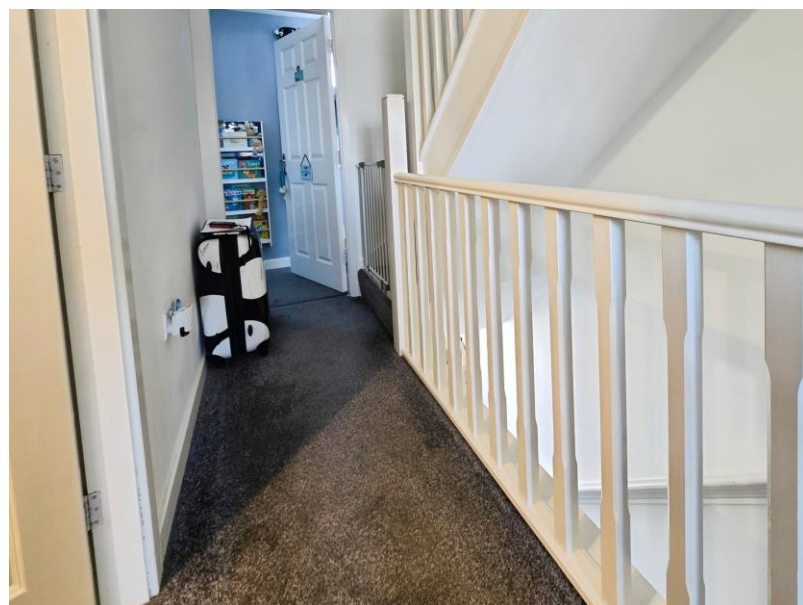
TENURE

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

BD008496CM/SJ21.05.25.v.1.



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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	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



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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