



Mirlaw Road | Cramlington | NE23 6UA

**£110,000**



**2**



**1**



**1**

**Ground Floor Flat**

**Two Bedroom**

**Good Condition**

**No Onward Chain**

**Sold As Seen**

**Garage & Garden**

**EPC: C/ Council Tax:A**

**Leasehold**

ROOK  
MATTHEWS  
SAYER

#### Entrance

UPVC entrance door.

#### Entrance Hallway

Laminate flooring, double radiator, storage cupboard.

#### Lounge 16.00ft x 11.90ft (4.87m x 3.62m)

Double glazed window to front, double radiator, fire surround with electric fire, television point, telephone point, coving to ceiling.

#### Kitchen 9.64ft x 9.29ft (2.93m x 2.83m)

Double glazed window to 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, tiled splash backs, built in electric fan assisted oven, electric hob with extracto9r fan above, space for fridge freezer, plumbed for washing machine and dishwasher, lino flooring, coving to ceiling, double glazed door to rear.

#### Bedroom One 9.91ft x 12.82ft (3.02m x 3.90m)

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

#### Bedroom Two 8.75ft x 8.36ft (2.66m x 2.54m)

Double glazed window to rear, double radiator, coving to ceiling,

#### Bathroom 7.15ft x 5.44ft (2.17m x 1.65m)

Three piece white suite comprising of; panelled bath with shower over, pedestal wash hand basin, low level wc, spotlights, double glazed window to rear, heated towel rail, cladding to walls and ceiling, extractor fan.

#### External

Front garden laid mainly to lawn. Low maintenance garden to rear with driveway leading to garage.

#### Garage

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

#### PRIMARY SERVICES SUPPLY

Electricity: Disconnected

Water: Disconnected

Sewerage: Disconnected

Heating: Disconnected

Broadband: NA

Mobile Signal Coverage Blackspot: unknown

Parking: Garage

#### 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 107 years remaining.

Ground Rent: unknown

Service Charge: unknown

Any Other Charges/Obligations: unknown – purchasers solicitor to confirm details,

COUNCIL TAX BAND: A

EPC RATING: C

BD008546SB/SJ03.07.2025.v.1

**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.



T: 01670 531114

Bedlington@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		