



## Cramlington Court

Blyth

- Semi Detached House
- Two Bedrooms
- Beautifully Presented
- Sought After Area

**£ 110,000**



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ROOK  
MATTHEWS  
SAYER

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# Cramlington Court

## Blyth

### ENTRANCE

UPVC entrance door

### LOUNGE 16'13 (4.90) X 13'07 (3.96) maximum measurements into stair well

Double glazed bay window to front, single radiator, built in storage cupboard

### KITCHEN 13'82 (4.17) X 8'83 (2.64)

Double glazed window to front, single radiator, 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, electric hob, space for fridge/freezer, plumbed for washing machine, double glazed door to rear garden

### BEDROOM ONE 13'92 (4.19) X 8'87 (2.64)

Double glazed window to front, single radiator

### BEDROOM TWO 10'87 (3.25) X 6'37 (1.91)

Double glazed window to front, single radiator, fitted wardrobes

### BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, wash hand basin set in vanity unit, low level WC, spotlights, double glazed window to rear, single radiator

### FRONT GARDEN

Artificial lawn

### REAR GARDEN

Artificial lawn

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Communal parking

### 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: 999 years from 19<sup>th</sup> August 1992

Any Other Charges/Obligations: Building insurance - £28 per month

### COUNCIL TAX BAND: A

### EPC RATING: C

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**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

