

Lanercost Park | Cramlington | NE23 6RU

# Offers In Excess Of £145,000

Located in a great position for transport links and amenities this three bedroom home is ideal for a growing family. Although in need of a little updating it offers potential for someone to come and make it their own. The ground floor has kitchen, lounge/diner and downstairs cloaks, while the first floor offers three bedrooms and a family bathroom. Externally it has garage and yard to the rear and a garden to the front. Viewing is advised to appreciate what this home has to offer.





3







**Mid Terraced House** 

**Front & Rear Gardens** 

**Three Bedroom** 

**No Onward Chain** 

**Downstairs Wc** 

Freehold

Garage

**EPC: TBC/ Council Tax:A** 

For any more information regarding the property please contact us today

# Entrance

Via composite door.

## **Entrance Hallway**

Vinyl flooring, single radiator, door to lounge.

# Downstairs Wc

Low level wc, pedestal wash hand basin, double glazed window to front, single radiator.

# Lounge/ Diner 21.18ft x 14.93ft (6.45m x 4.55m)

Double glazed patio doors to rear, double radiator, fire surround with electric fire, built in storage cupboard, television point, telephone point.

# Kitchen 8.35ftt x 6.65ft (2.54m x 2.02m)

Double glazed window to front, single 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, gas hob with extractor fan above, integrated fridge freezer, plumbed for washing machine.

# First Floor Landing

Loft access, built in storage cupboard.

### Loft

Boarded, pull down ladders, lighting and power.

Bedroom One 10.08ft x 8.62ft into wardrobes (3.07m x 2.62m)

Double glazed window, single radiator, fitted wardrobes and drawers.

# Bedroom Two 11.82ft x 8.12ft (3.60m x 2.47m)

Double glazed window to rear, single radiator.

Bedroom Three 11.80ft x 6.48ft (3.59m x 1.97m)

Double glazed window to front, single radiator.

Bathroom 9.79ft x 4.48ft (2.98m x 1.36m)

Double glazed window to front, pedestal wash hand basin, shower cubicle, low level wc, spotlights, heated towel rail, tiling to walls, tiled flooring, extractor fan.

# External

Low maintenance garden to front, driveway.

Rear garden laid mainly to lawn.

# Garage

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















# PRIMARY SERVICES SUPPLY

Electricity: mains
Water: mains
Sewerage: mains
Heating: Gas central heating
Broadband: ADSL
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.

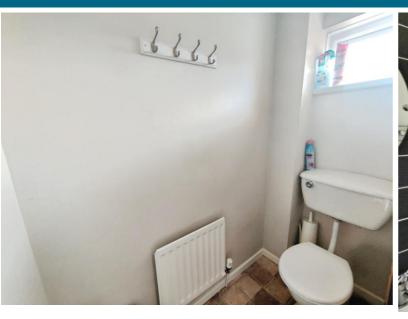
# **TENURE**

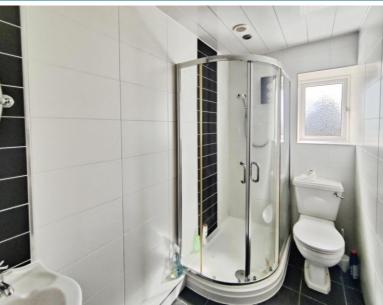
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** A

**EPC RATING:** TBC

BD008573SB/SJ23.08.2025.v.1









# "DoubleClick Insert Picture" EPC RATING to follow

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