



Silverdale Road | Cramlington | NE23 3LW

Offers In Excess Of £177,500

Beautifully presented semi detached home located on the extremely popular estate of Northburn Edge in Cramlington with excellent transport links, schools and amenities close by. The property is offered with no upper chain and will make a perfect first home for someone. To the ground floor we have kitchen, lounge/diner and downstairs cloaks. The first floor has two double bedrooms and a family bathroom. Externally ample off street parking leading to a substantial rear garden. Viewing is highly recommended to appreciate this lovely home.

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Semi Detached House

Large Rear Garden

No Onward Chain

Sought After Location

Downstairs WC

Freehold

Two Double Bedrooms

EPC:D / Council Tax:B

For any more information regarding the property please contact us today

Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, laminate flooring, single radiator, storage cupboard.

Downstairs Wc 4.46ft x 2.96ft (1.35m x 0.90m)

Low level wc, pedestal wash hand basin, double glazed window, part tiling to walls, vinyl flooring.

Lounge 12.14ft x 13.67ft (3.70m x 4.16m)

Double glazed patio doors to rear, two single radiators, television point, telephone point.

Kitchen 12.11ft x 5.82ft (3.72m x 1.77m)

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, space for fridge, plumbed for washing machine, vinyl flooring.

First Floor Landing

Loft access.

Bedroom One 12.22ft x 10.78ft (3.72m x 3.28ft)

Double glazed window to front, single radiator.

Bedroom Two 12.18ft x 8.73ft (3.71m x 2.66m)

Double glazed window to rear, double radiator.

Bathroom 6.29ft x 6.10ft (1.91m x 1.85m)

Three piece white suite comprising of; panelled bath with electric shower over, wash hand basin set in vanity unit, low level wc, heated towel rail, part tiling to walls, tiled floorings, extractor fan.

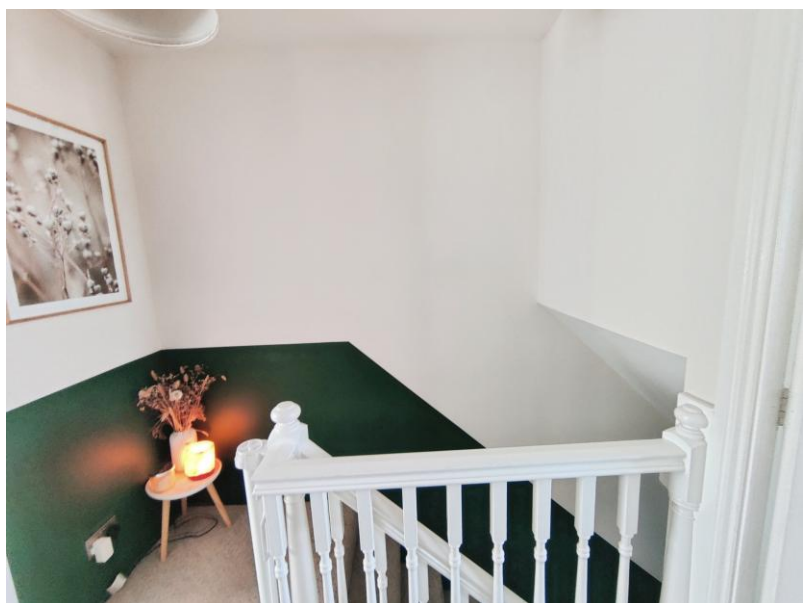
External

Front Garden laid mainly to lawn, block paved driveway. Rear garden laid mainly to lawn, patio area, bushes and shrubs.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

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

EPC RATING: D

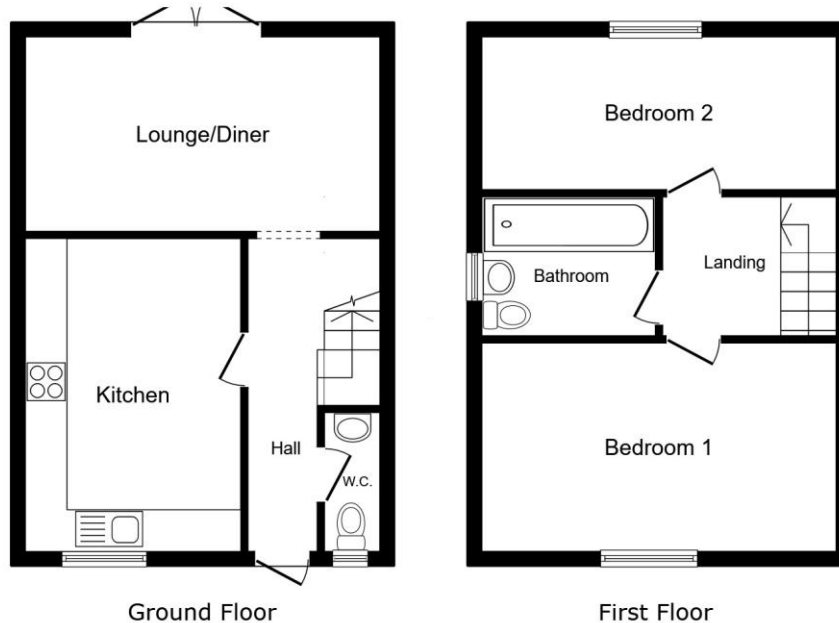
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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.