



Laceyby Gardens | Cramlington | NE23 1AW

**£174,995**

Beautifully presented modern town house which will appeal to both first time buyers and growing families. Located in the ever popular St Nicholas estate in Cramlington close to the shops and excellent transport links to both A1 and A19. Located over three floors this home has three bedrooms, family bathroom and open plan living to the ground floor. Externally driveway to the front with a low maintenance garden to the rear. Viewing is recommended to appreciate this lovely home.

ROOK  
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**End Terrace Town House**

**Rear Garden**

**Three Bedroom**

**Popular Estate**

**Open Plan Living**

**Freehold**

**Great Location**

**EPC:B/ 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, single radiator.

Downstairs wc

Low level wc, pedestal wash hand basin, laminate flooring, extractor fan.

Lounge/ Kitchen (Open Plan) 22.77ft x 8.99ft (6.94m x 2.74m)

Double glazed window to front, double glazed patio doors to rear, television point. Kitchen – 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, integrated fridge, freezer, washing machine and dishwasher, plumbed for washing machine, laminate flooring, spotlights, double glazed patio doors to rear.

Bedroom Two 12ft x 7.68ft (3.69m x 2.34m)

Double glazed window to rear, single radiator.

Bedroom Three 11.98ft x 5.63ft (3.65m x 1.71m) L Shape

Double glazed window to front, single radiator.

Bedroom One 17.26ft x 8.96ft (Top Floor) (5.26m x 2.73m)

Velux windows, single radiator, built in cupboard.

Bathroom 5.54ft x 5.96ft (1.68m x 1.81m)

Three piece white suite comprising; panelled bath with mains shower over, low level wc, double glazed window to side, heated towel rail, tiling to walls.

External

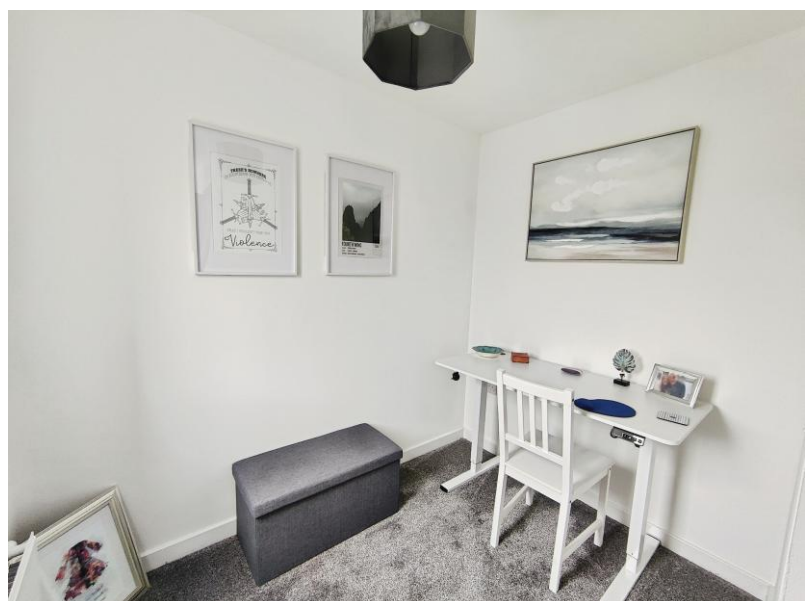
Driveway to front. Low maintenance rear garden, bushes and shrubs, gravelled area.

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: TBC  
Mobile Signal Coverage Blackspot: No  
Parking: Parking Bay

### 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.

Management charge – TBC once estate is complete.

### 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**

BD008503SB/SJ18.09.2025



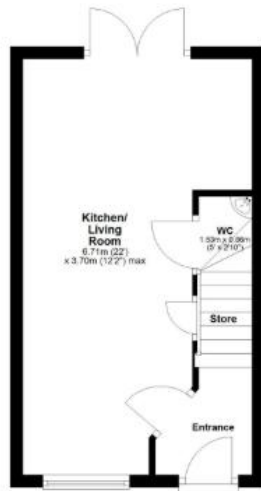
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## Ground Floor



## First Floor



## Second Floor



Total area: approx. 73.0 sq. metres (785.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	81 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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