



Mayfield Avenue | Cramlington | NE23 2AA

Offers In Excess Of £160,000

Beautifully presented semi detached property located in the really popular area of Cramlington with excellent transport links and local amenities close by. The property has had new boiler, driveway and gutters and fascias installed in the last year. Its been updated with new bathroom and kitchen by the current owners so viewing is highly recommended. The home will make a perfect family home having three bedrooms, family bathroom, lounge/diner, kitchen and a downstairs cloaks. Externally a new block paved drive and grassed area to the front with a landscaped garden to the rear.

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Semi Detached House

Popular Location

Three Bedroom

Driveway & Gardens

Downstairs Wc

Freehold

Updated To A High Standard

EPC:C Council Tax: A

For any more information regarding the property please contact us today

Entrance

Via composite door.

Entrance Hallway

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

Downstairs Wc 3.83ft x 5.02ft (1.16m x 1.53m)

Low level wc, wash hand basin (set in vanity unit), laminate flooring, double glazed window.

Lounge/Diner 22.070ft x 10.86ft (6.91m x 3.10m)

Double glazed window to front, wall mounted double radiator, fire surround with electric (optimist steam fire), television point, coving to ceiling.

Kitchen 8.92ft x 9.57ft (2.71m x 2.91m)

Double glazed window to rear, wall mounted single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, induction hob, space for fridge, plumbed for washing machine, tiling to floor, double glazed door to rear.

First Floor Landing

Double glazed window to side, loft access, built in storage cupboard.

Bedroom One 12.11ft x 8.66ft into wardrobes (3.69m x 2.63m)

Double glazed window to front, single radiator.

Bedroom Two 11.54ft into wardrobes x 9.73ft (3.51m x 2.96m)

Double glazed window to rear, single radiator, fitted wardrobes.

Bedroom Three 9.92ft x 8.81ft (3.02m x 2.68m)

Double glazed window to front, single radiator, built in cupboard.

Bathroom 7.04ft x 7.05ft (2.14m x 2.14m)

Three piece white suite comprising: panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, double glazed window to rear, heated towel rail, cladding to walls.

External

Front garden laid mainly to lawn, driveway. Rear garden laid mainly to lawn, patio and decking area, screen fencing. Two outhouses, outside tap and electric.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central Heating
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: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENERGY RATING

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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