



Tindale Avenue | Cramlington | NE23 2BP

£95,000



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1

Mid Terraced House

Sold As Seen

Three Bedroom

Great Location

No Onward Chain

Freehold

Two Reception Rooms

EPC: D/ Council Tax:A

ROOK
MATTHEWS
SAYER

Entrance Porch

UPVC entrance door, double glazed windows to side.

Cloaks 4.94ft x 2.97ft (1.50m x 0.90m)

Low level wc, double glazed window, pedestal wash basin.

Lounge 13.65ft x 12.20ft (4.16m x 3.71m)

Double glazed window to front, single radiator, fire surround with gas fire, coving to ceiling.

Dining Room 9.86ft x 7.33ft (3.00m x 2.23m)

Double glazed window to front, single radiator, coving to ceiling,

Kitchen 10.42ft x 8.18ft (3.17m x 2.49m)

Double glazed window, 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, space for cooker and fridge, plumbed for washing machine.

First Floor Landing

Loft access.

Bedroom One 12.12ft x 12.33ft (3.69m x 3.75m)

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

Bedroom Two 10.11ft x 9.35ft (3.08m x 2.84m)

Double glazed window to rear, single radiator.

Bedroom Three 8.91ft x 7.27ft (2.71m x 2.21m)

Double glazed window to front, single radiator.

Bathroom 6.33ft x 5.60ft (1.92m x 1.70m)

Colored suite comprising of paneled bath, with shower over, pedestal wash hand basin, low level wc, double glazed window to rear, single radiator, part tiling to walls.

External

Shared low maintenance garden to front. Low maintenance rear garden, flower beds, bushes and shrubs, paved.

Garage

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

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: D

BD008615SB/SJ12.09.2025.V.1

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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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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