



Aysgarth | Cramlington | NE23 3AQ

Offers Over: £180,000

Located on the outskirts of Cramlington with excellent transport links and amenities close by this delightful home will make a ideal first time purchase. Updated by the current vendor to a high standard this is a must view. When you enter the property you have a ground floor cloaks, kitchen diner and lounge. The first floor has three bedrooms and a family bathroom. Early viewing is essential to appreciate this lovely home.

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Three Bedrooms

Low Maintenance Garden

Semi Detached House

Ideal Starter Home

Beautiful Presentation Throughout

Council Tax Band: C

Garage and Driveway

Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

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

DOWNSTAIRS CLOAKS/W.C 8.39 (2.55) x 2.99 (0.91): Low level WC, pedestal wash hand basin, tiling to floor, double glazed window, single radiator

LOUNGE 11.59 (3.53) x 14.80 (4.51): Double glazed patio doors to rear, double radiator, television point, coving to ceiling, double doors to garden.

KITCHEN/DINING ROOM 18.09 (5.51) x 7.65 (2.33): Double glazed window to front, double radiator, 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, electric hob with extractor fan above, integrated fridge freezer, washing machine, dishwasher, integrated heat pump tumble dryer and microwave, laminate flooring, spotlights.

LOFT

Partially boarded, ladders.

FAMILY BATHROOM 7'54 (2.29) x 6.13 (1.86) 4 piece white suite comprising: mains shower over panelled bath, pedestal wash hand basin, low level WC, spotlights, double glazed window to side, single radiator, part tiling to walls, extractor fan, cushion flooring.

BEDROOM ONE 14'79 (4.48) x 11.78 (3.59)
2 double glazed windows to rear, 2 single radiators, television point, walk in wardrobes converted from en suite.

BEDROOM TWO 11.25 (3.42) x 7.94 (2.42): Double glazed window to front, single radiator, fitted drawers, television point.

BEDROOM THREE 8.45 (2.57) x 6.55 (1.99)
Double glazed window to front, single radiator, television point.

EXTERNALLY:

FRONT GARDEN

Low maintenance garden.

REAR GARDEN

Laid mainly to artificial lawn, low maintenance garden, patio area.

GARAGE

Single, detached, manual roller door, power and lighting.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking space

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: C

EPC RATING: C

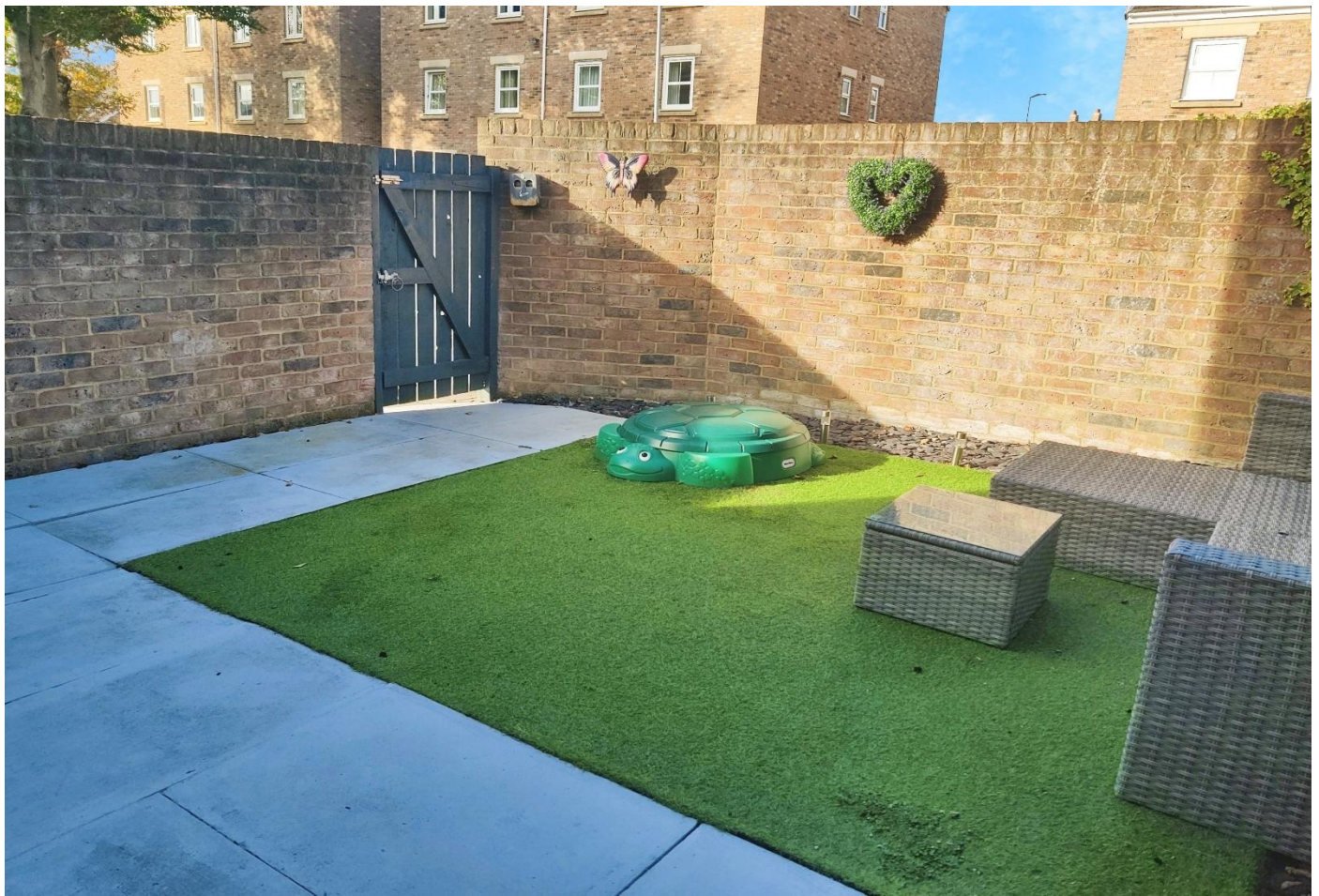
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.