



Newlyn Drive | Cramlington | NE23 1RS

Located in the popular residential estate of Parkside in Cramlington within walking distance of Manor walks shopping centre, local bars and restaurants this lovely three bedroom mid terrace house is a must to view. It has been updated by the current vendor and would make an ideal first time buyer or expanding family home. It offers a new modern kitchen, lounge and sun room to the ground floor and to the first floor three bedrooms and a family bathroom. Externally gardens front and rear with a detached garage close by.

Offers In The Region Of £165,000

ROOK
MATTHEWS
SAYER



Mid Terrace House

Updated Modern Kitchen

Three Bedroom

Garage & Gardens

Sun Room

Freehold

Excellent Condition

EPC:D/ 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, single radiator.

Lounge 10.50ft x 15.56ft (3.20m x 4.74m)

Double glazed window to front, double radiator, electric fire, built in storage cupboard, television point, telephone point.

Kitchen 14.67ft x 9.20ft (4.47m x 2.80m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with mixer tap, tiled splash backs, induction hob, space for fridge, laminate flooring.

Sun Room 9.41ft x 12.75ft (2.86m x 3.88m)

Dwarf wall, double glazed windows, double radiator, laminate flooring.

First Floor Landing

Loft access, built in storage cupboard.

Loft

Partially boarded, pull down ladders, lighting.

Bedroom One 11.26ft x 8.26ft (3.43m x 2.51m)

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

Bedroom Two 8.96ft x 8.31ft (2.73m x 2.53m)

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

Bedroom Three 8.59ft x 6.13ft (2.61m x 1.86m)

Double glazed window to front.

Bathroom 6.17ft x 6.09ft (1.88m x 1.85m)

Three piece white suite comprising of; panelled bath with electric shower over, pedestal wash hand basin, low level wc, spotlights, double glazed window to rear, single radiator, cladding to walls.

External

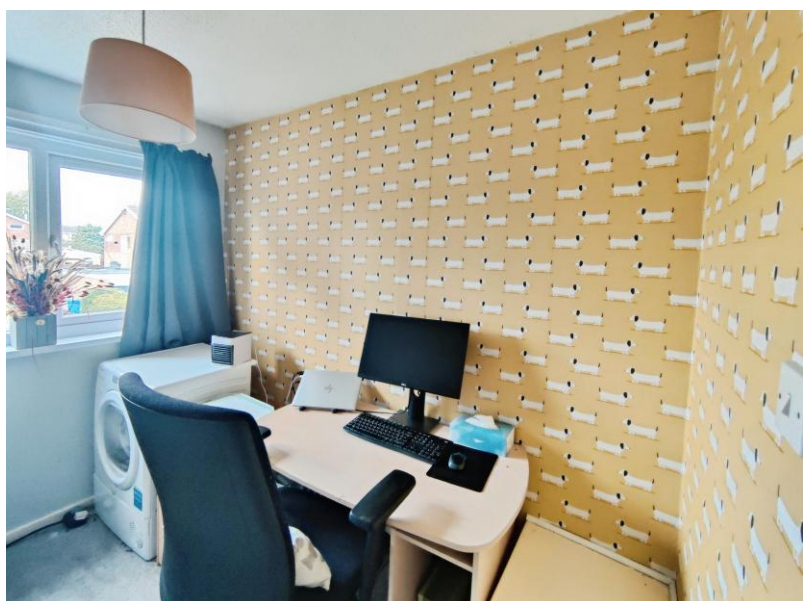
Low maintenance front garden, artificial grass, bushes and shrubs, flower borders. To the rear, decking area, bushes and shrubs.

Single garage in block, up and over door.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband: cable
Mobile Signal Coverage Blackspot: No
Parking: garage in block& on street parking

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

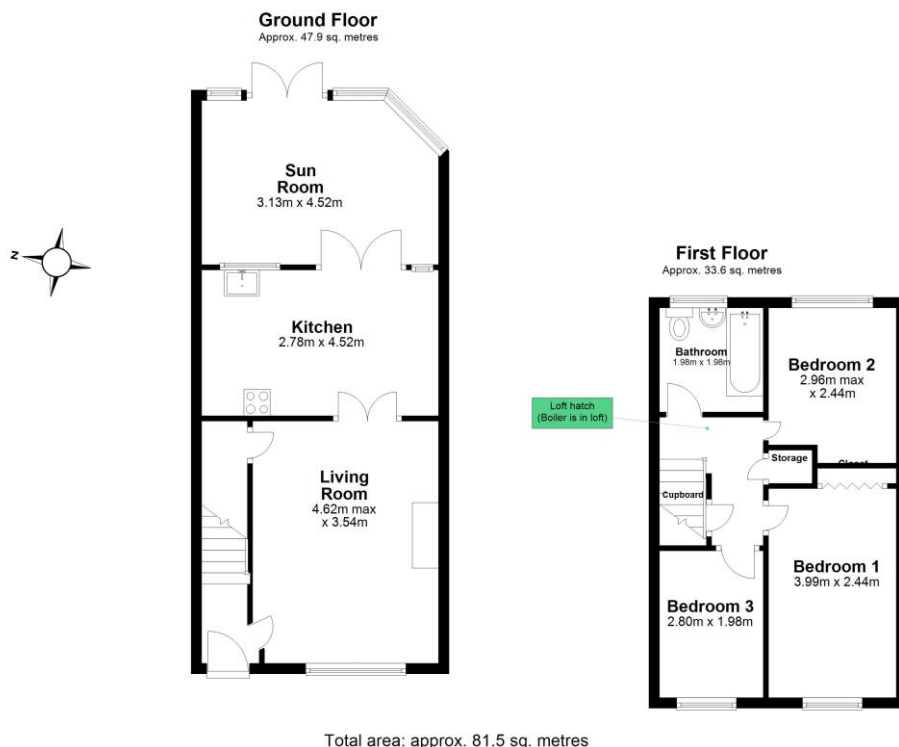
BD008644SB/SJ01.09.2025.V.1



T: 01670 531114

Bedlington@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 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.