



Pendleton Drive | Cramlington | NE23 3TU

Offers In Excess Of £270,000

This property has been updated and modified by the current owners to a high standard which makes it a must view home. Located in the popular Northburn estate in Cramlington with excellent transport links and amenities close by it will appeal to any growing families. The ground floor comprises of lounge, open plan kitchen/diner with island and seating area and hidden utility room, and a downstairs cloaks. The first floor has three bedrooms and a family bathroom. Externally it's on a generous plot with ample parking to the front and the rear has been updated to make a lovely family space. We anticipate this to be very popular so early viewing is essential.

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Semi Detached House

Snug Room

Open Plan Kitchen/ Diner

Utility Area

Downstairs Wc

Freehold

Popular Estate

EPC: C/ 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, laminate flooring, feature radiator, underfloor heating, storage cupboard.

Downstairs Wc 6.04ft x 2.89ft (1.84m x 0.88m)

Low level wc, wash hand basin (set in vanity unit), double glazed window, tiling to walls, single radiator.

Lounge 13.75ft x 11.08ft (4.19m x 3.37m)

Double glazed window, single radiator.

Snug Room 12.23ft x 7.86ft (3.72m x 2.39m)

Double glazed window to rear, underfloor heating.

Kitchen/ Dining Room 17.81ft x 10.19ft (5.42m x 3.10m)

Double glazed patio doors to rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, kitchen island, stainless steel sink unit and drainer, hot tap, induction hob, built in double oven, integrated fridge freezer, dishwasher and microwave, laminate flooring, spotlights, underfloor heating.

Utility Room 8.78ft x 4.65ft (2.67m x 1.41m)

Fitted wall and base units, plumbed for washing machine, tall wall mounted radiator, underfloor heating.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 12.54ft x 9.98ft (3.82m x 3.04m)

Double glazed window to front, single radiator, fitted wardrobes and drawers.

Bedroom Two 11.62ft x 10.50ft (3.54m x 3.20m)

Double glazed window to rear, radiator.

Bedroom Three 9.63ft x 7.72ft (2.93m x 2.35m)

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

Bathroom 9.40ft x 5.51ft (2.86m x 1.67m)

Four piece white suite comprising of; panelled bath, wash hand basin (set in vanity unit), shower cubicle, low level wc, walk in shower, tiled flooring, spotlights, double glazed window to rear, heated towel rail, part tiling to walls, extractor fan.

External

Front garden laid mainly to lawn, driveway leading to garage.

Rear garden laid mainly to lawn, patio area, bushes and shrubs.

Garage

Attached single garage, up and over door, power and lighting.

T: 01670 531114

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Premises
Mobile Signal Coverage Blackspot: No
Parking: Garage, driveway and EV charging point.

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: B

EPC RATING: C

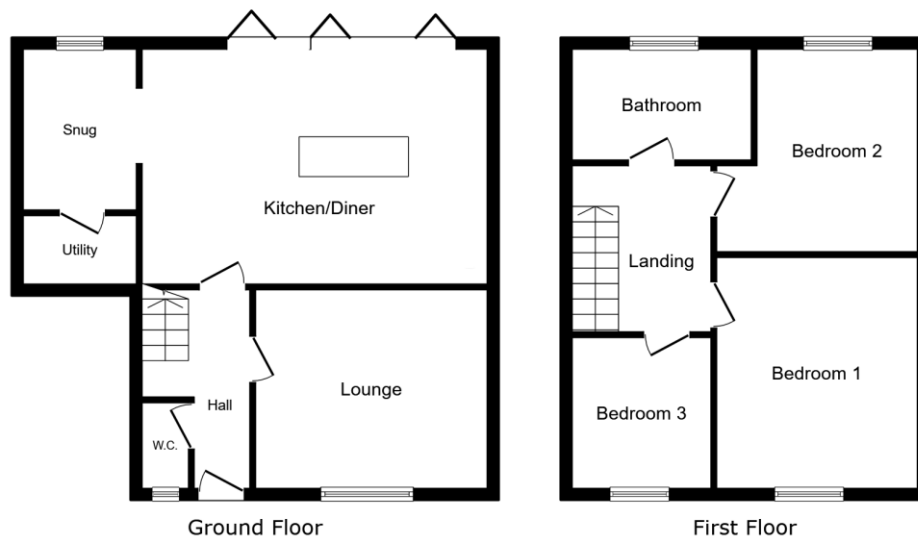
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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