



Whitelaw Place | Cramlington | NE23 6HY

# Offers In Excess Of £100,000

Beautifully presented first floor flat located in the popular Collingwood Chase estate in Cramlington with excellent transport links and amenities on the doorstep. The vendors have updated the property to a high standard and advise early viewing to avoid disappointment. The property offers living/dining room, kitchen, two bedrooms and a family bathroom. Externally it has private garden to front and rear and a detached garage with parking.

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**First Floor Flat**

**Spacious Garden**

**Well Presented**

**Garage & Gardens**

**Excellent Location**

**Leasehold**

**Two Bedroom**

**EPC:TBC/ Council Tax:A**

For any more information regarding the property please contact us today

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, laminate flooring.

Lounge 12.28ft x 17.02ft (3.74m x 5.18m)

Double glazed window to front, double radiator, fire surround with electric fire, television point.

Kitchen/ Dining Room 9.09ft x 9.08ft (2.77m x 2.76m)

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 and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge, plumbed for washing machine, laminate flooring, built in cupboard.

Bedroom One 10.64ft x 13.30ft (3.24m x 4.05m)

Double glazed window to front, built in cupboard, television point.

Bedroom Two 9.08ft x 8.60ft (2.76m x 2.62m)

Double glazed window to rear, television point.

Bathroom 7.33ft x 5.50ft (2.23m x 1.67m)

Three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, double glazed window rear, single radiator, tiling to walls, laminate flooring, extractor fan, built in storage.

External

Front garden laid to lawn. Rear garden laid to lawn.

Garage

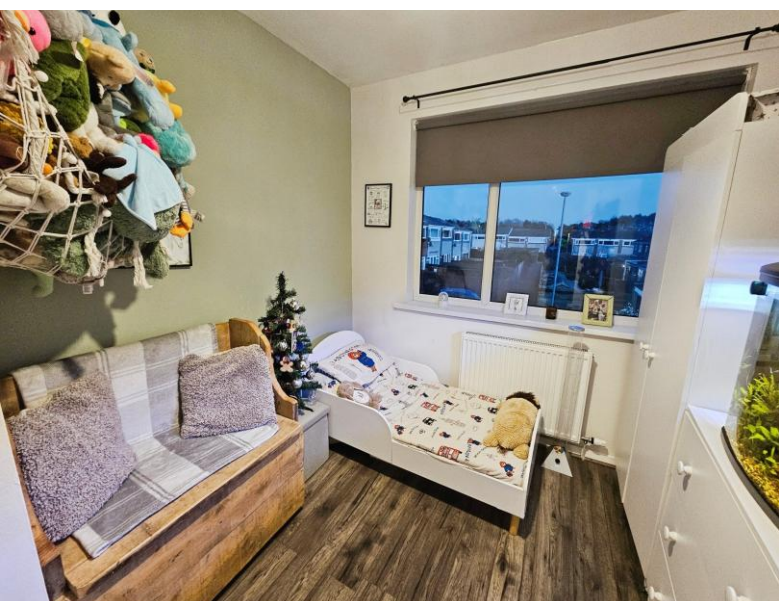
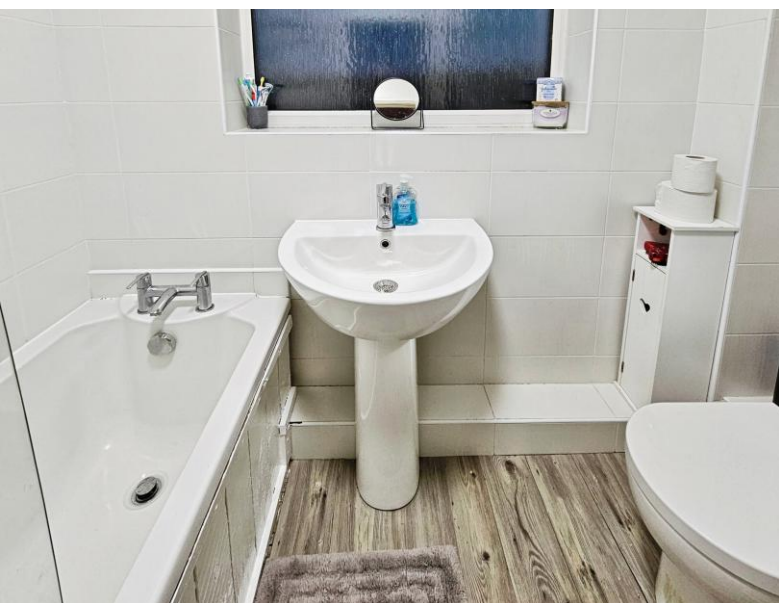
Detached single garage, up and over door, power and lighting.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Garage and 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 100 years from 22/08/2016.

Ground Rent: £339.00 per annum.

Service Charge: N/a

Any Other Charges/Obligations: N/a

**COUNCIL TAX BAND: A**

**EPC RATING: TBC**

BD008733SB/SJ09.12.2025V.2

## Floorplan To Follow

## EPC To Follow

**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.

