



Oulton Close | Cramlington | NE23 2YD

# Offers In The Region Of £230,000

Upgraded throughout by the current vendors this lovely, three bedroom property is a ready to move in to property. Close to good road and transport links the property is well located for local primary schools and should be viewed early to avoid disappointment. Comprising briefly; entrance porch, hallway with storage, good size living room, an open plan kitchen and dining room with open access to the sunroom extension, a separate utility room with internal garage access, stairs to the first floor landing, three bedrooms with fitted wardrobes to beds one and two and a modern tiled family bathroom. Externally the rear garden has also been upgraded and has a good size artificial lawned area, decked and patio and a block paved multi-car driveway to the front leads to the single attached garage. A truly lovely home for a growing family or first time buyers alike. Early viewings advised.

**RMS** | Rook  
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**Semi Detached House**

**Family Kitchen Dining Room**

**Three Bedroom**

**Fully Upgraded**

**Conservatory**

**Freehold**

**West Facing Rear Garden**

**EPC: C/ Council Tax:C**

For any more information regarding the property please contact us today

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer.

**PRIMARY SERVICES SUPPLY**

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: cable

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**

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**

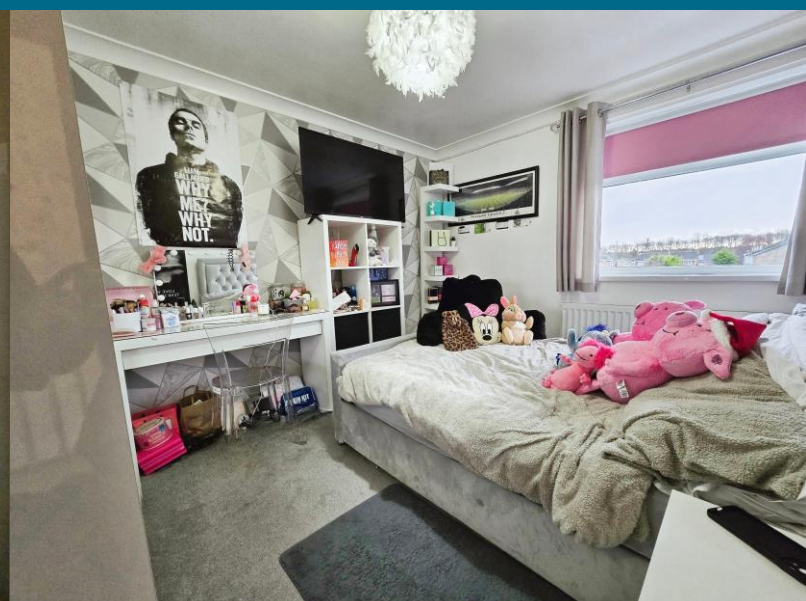
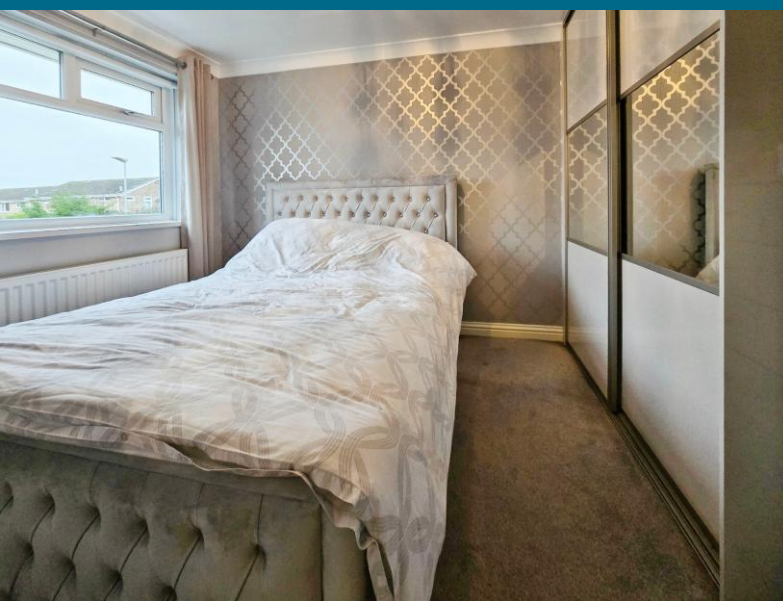
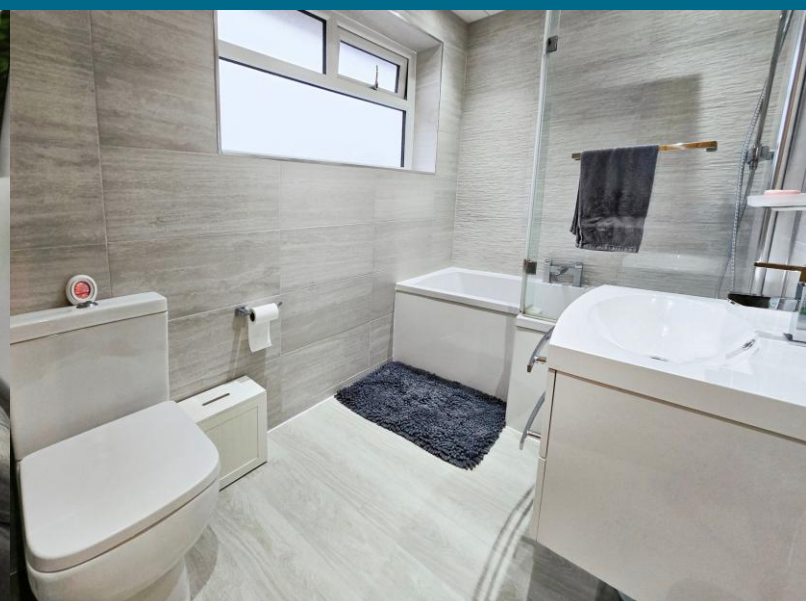
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**Entrance Porch 5'04ft x 6'09ft (1.62m x 2.06m)**

Via composite door to, double glazed windows.

**Entrance Hallway**

Stairs to first floor landing, radiator, storage cupboard, coving to ceiling.

**Lounge 11'08ft x 14'11ft max (3.56m x 4.55m)**

Double glazed window to front, double radiator, television point.

**Kitchen/ Dining Room 18'05ft x 10'09ft (5.61m x 3.28m)**

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, built in electric fan assisted oven, induction hob with extractor fan above, quality appliances, integrated microwave, warming drainer, laminate flooring.

**Utility Room 9'00ft x 8'10ft (2.74m x 2.69)**

Double glazed window to the rear, fitted wall units and work surface, space for fridge/freezer, plumbed for washing machine, laminate flooring, space for dryer, access to garage, door to rear garden.

**Sun Room 11'04ft x 8'03 (3.45m x 2.52m)**

Dwarf wall, double glazed windows, laminate flooring.

**First Floor Landing**

Double glazed window to side.

**Loft**

Insulated

**Bedroom One 11'09ft max x 11'04ft max (3.58m x 3.45m)**

Double glazed window to the front, radiator, sliding door fitted wardrobes, coving to ceiling.

**Bedroom Two 11'06ft inc door recess x 11'07ft inc wardrobes (3.51m x 3.53m)**

Double glazed window to rear, single radiator, sliding door fitted wardrobes, coving to ceiling.

**Bedroom Three 8'07ft x 7'08ft (2.62m x 2.33m)**

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

**Bathroom 5'07ft x 8'08ft (1.70m x 2.64m)**

Three-piece white suite comprising of, L Shape panelled bath with mains shower over, wash hand basin, low level wc, spotlights, double glazed window to rear, heated towel rail, tiled walls, laminate flooring, cladding to ceiling.

**External**

Multi car driveway to front leading to garage.

**Rear Garden**

West facing rear garden, artificial lawn, patio, decking area, water tap.

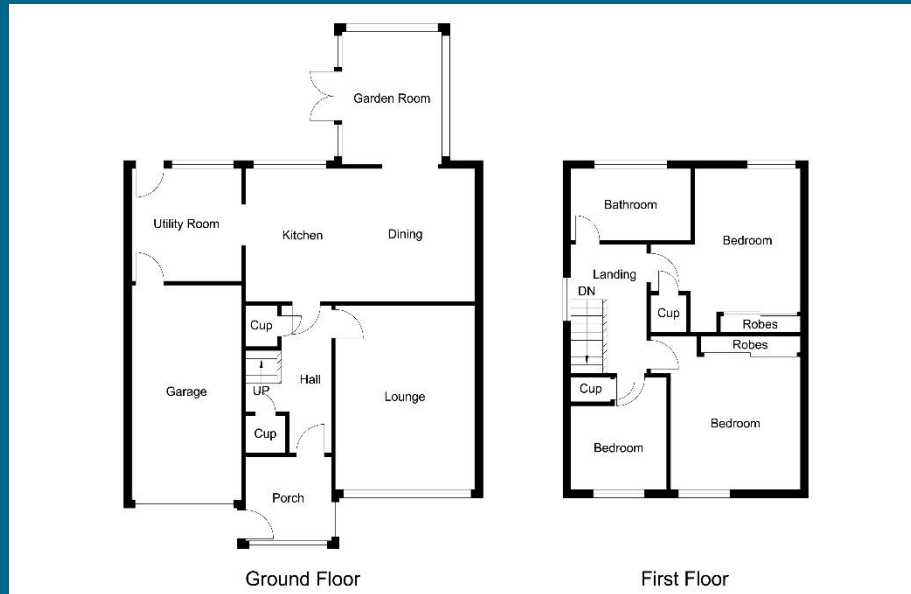
**Garage**

Single attached garage, electric door, power and lighting.

**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.

**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 relation to this property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	83 B

