



Laceyby Gardens | Cramlington | NE23 1AW

£210,000

Are you looking for your first home? This could be just what you are looking for. With three bedrooms and modern and tasteful presentation throughout this lovely property is ready to view now. Close to the main town centre the property has good access to nearby Manor Walks shopping centre and leisure centre and is well served by road and rail links for those travelling for work. Comprising briefly: entrance hall, lounge, downstairs w.c, kitchen diner with some integral appliances and access to the enclosed rear garden, stairs to the first floor landing, three bedrooms with en-suite to bedroom one and a family bathroom. Externally there is a multi-car driveway to the front and a lawned garden to the rear with handy side access. Call the office to book your viewing early to avoid disappointment.

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1



2

Semi Detached House

Downstairs Wc

Three Bedroom

Well Located For Schools

Popular Location

Freehold

En-Suite

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.

Downstairs Wc 5.54ft x 2.96ft (1.68m x 0.90m)

Double glazed window, low level wc, part tiling to walls, vinyl flooring.

Lounge 12.09ft x 14.24ft (3.68m x 4.34m)

Double glazed window to front, double radiator, built in storage cupboard, television point

Kitchen 13.53ft x 9.62ft (4.73m x 2.93m)

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, gas hob with extractor fan above, space for fridge, plumbed for washing machine, vinyl flooring, double glazed patio doors to rear.

First Floor Landing

Loft access, built in storage cupboard.

Bedroom One 12.13ft x 9.61ft (3.69m x 2.29m)

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

En-Suite 4.83ft x 5.74ft (1.47m x 1.74m)

Double glazed window to front, low level wc, pedestal wash hand basin, sinle radiator, extractor fan, shower cubicle (mains shower), part tiling to walls, vinyl flooring.

Bedroom Two 9.21ft x 8.13ft (2.80m x 2.47m)

Double glazed window to rear, single radiator.

Bedroom Three 7.48ft x 5.81ft (2.27m x 1.77m)

Double glazed window to rear, double radiator.

Bathroom/Wc 6.10ft x 5.91ft (1.85m x 1.80m)

Three piece white suite comprising of; panelled bath, pedestal wash hand basin, low level wc, double glazed window to side, single radiator, part tiling to walls, vinyl flooring, extractor fan.

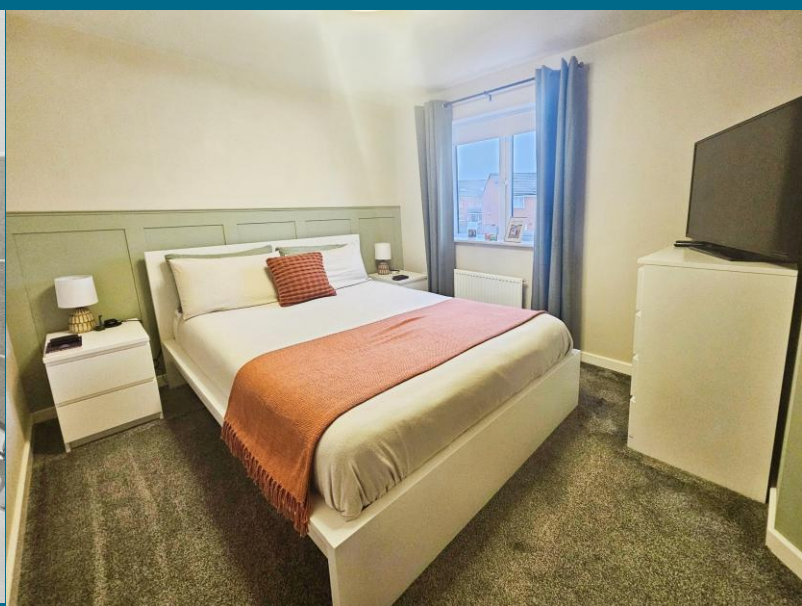
External

Double parking bay to front. Rear garden laid mainly to lawn, patio area, garden shed.

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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: 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.

4 years remaining - National House Building (NHBC)

ACCESSIBILITY

Level access

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

Management charge for estate: £100 per annum – once estate is finished.

COUNCIL TAX BAND: B

EPC RATING: C

BD008775SB/SJ19.01.2026.V.3

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.

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