



Musselburgh Circle | Cramlington | NE23 8BD

**£190,000**

Located within the popular Fairways estate in Cramlington, this delightful two-bedroom semi-detached home is sure to appeal to a wide range of buyers, particularly first-time purchasers.

The property offers modern living throughout, featuring a contemporary kitchen positioned at the front of the home, and a spacious lounge/diner to the rear. Double doors open out onto the garden, creating a bright and airy living space ideal for both relaxing and entertaining. The ground floor also benefits from a convenient downstairs cloakroom upon entry.

To the first floor, there are two generously sized double bedrooms along with a well-appointed family bathroom. Externally, the property boasts a double driveway to the front, while the rear offers a private garden, mainly laid to lawn—perfect for outdoor enjoyment.

Early viewing is highly recommended to fully appreciate this fantastic home.

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

**Popular Fairways Estate**

**Two Double Bedrooms**

**Downstairs Wc**

**Lounge/Diner**

**Freehold**

**Private Rear Garden**

**EPC:B / Council Tax:B**

For any more information regarding the property please contact us today

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

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.

#### MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that this is non-standard construction (Timber Frame)

#### ACCESSIBILITY

Suitable for wheelchair users, 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

**COUNCIL TAX BAND: B**

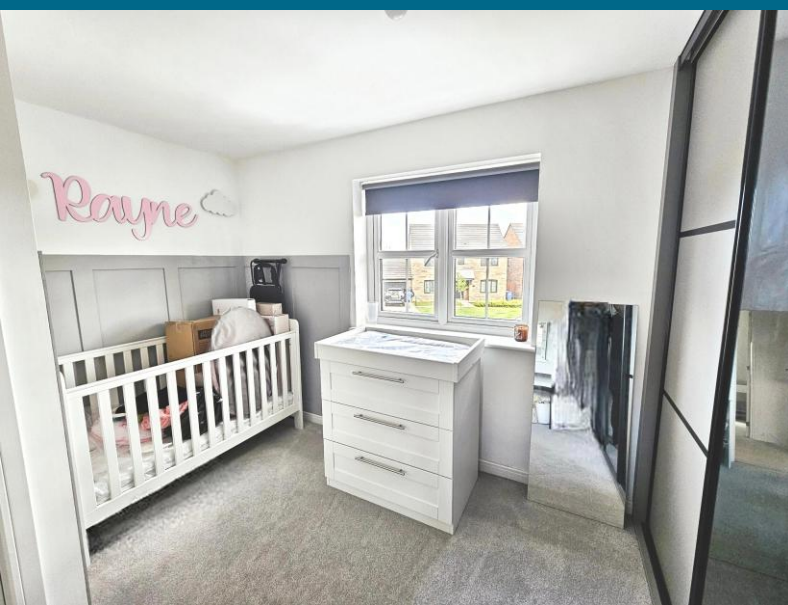
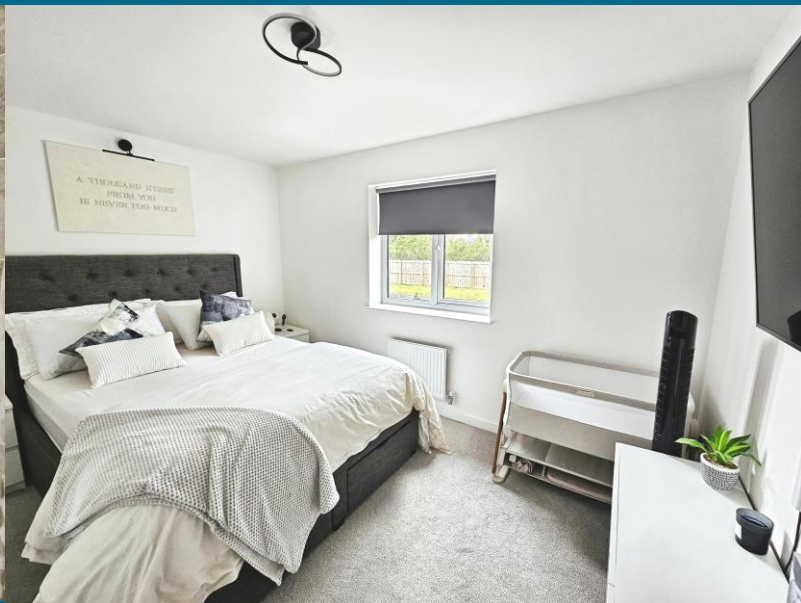
**EPC RATING: B**

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### Entrance

Via composite door.

### Entrance Hallway

Stairs to first floor landing, laminate flooring, single radiator.

### Lounge 13.49ft x 12.45ft (4.11m x 3.79m)

Double glazed patio doors to rear, double radiator, built in storage cupboard, television point.

### Kitchen 11.43ft x 5.32ft (3.48m x 1.62m)

Double glazed window to front, single 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, upstands, built in electric double oven, gas hob with extractor fan above, integrated fridge freezer, washing machine and dishwasher, tiling to floor, spotlights.

### First Floor Landing

Loft access.

### Bedroom One 12.42ft x 9.34ft (3.78m x 2.84m)

Double glazed window to rear, single radiator, television point.

### Bedroom Two 10.43ft x 9.01ft (3.17m x 2.74m)

Double glazed window to front, fitted wardrobes, built in cupboard.

### Bathroom 6.14ft x 4.90ft (1.87m x 1.49m)

Three piece white suite comprising of; panelled bath with mains shower over, floating wash hand basin, low level wc, spotlights, single radiator, part tiling to walls, laminate flooring, extractor fan.

### External

Double block paved driveway to front. Rear garden laid mainly to lawn, patio area, screen fencing, garden shed.

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

