



Chesterhill | Cramlington | NE23 6JN

# Offers In Excess £145,000

Attention first time buyers! Modern and well presented two bed mid terrace on popular Chesterhill in Cramlington. Recently upgraded to include a newly fitted kitchen, modern composite door and internal decoration, this fabulous property must be viewed. With excellent access to local schools and amenities the property is just a short distance from the main Cramlington town centre. The town benefits from a good range of shops, bars, local restaurants and leisure facilities and has excellent road and transport links to the A1/A19 and a local train station for those commuting to city centre of Newcastle. Ready to move in to, the property briefly comprising; entrance hallway, modern fitted kitchen, lounge, dining room, stairs to the first floor landing, two double bedrooms and bathroom with separate w.c. Externally there is an open aspect garden to the front and a low maintenance garden with decked seating area to the rear and parking is provided by a single detached garage. With double glazing and gas central heating, early viewings are recommended to avoid disappointment as we are sure the property will not be around for long.

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**Mid Terraced House**

**A Must View**

**Two Double Bedrooms**

**Garage**

**Modern Presentation**

**Freehold**

**Close To Schools**

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

For any more information regarding the property please contact us today

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage & communal parking

**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: A**

**EPC RATING: TBC**

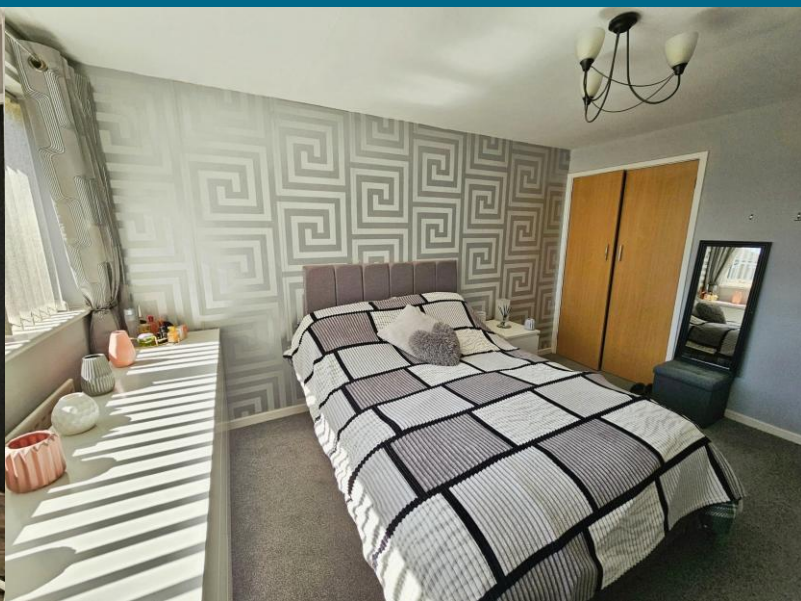
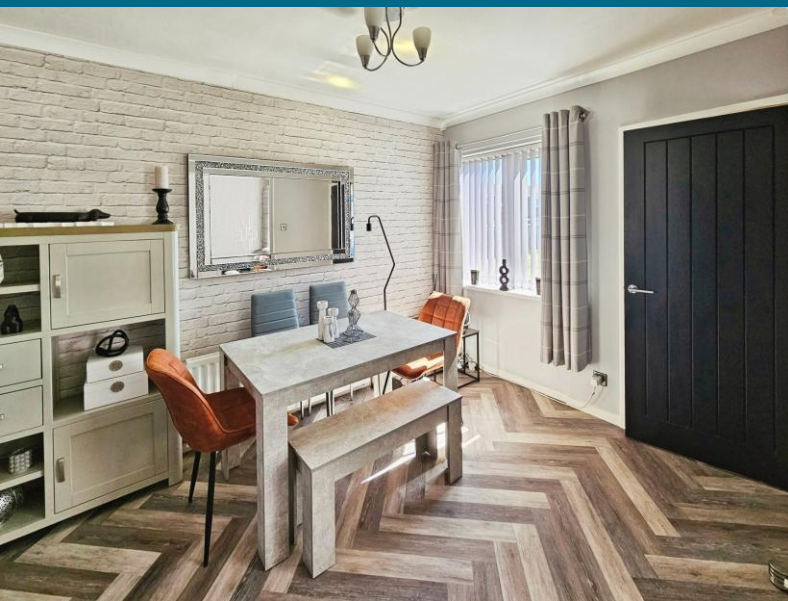
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**Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer.**

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### Entrance

Composite entrance door, double glazed windows, laminate LVT flooring.

### Hallway

Stairs to first floor landing, laminate LVT flooring, radiator, double glazed window to rear.

### Lounge – 9'11 Inc Arch x 15'04 (3.02m x 4.67m)

Double glazed window to the front, double radiator, television point, coving to ceiling, laminate LVT flooring.

### Dining Room – 11'04 X 8'00 (3.45 x 2.44m)

Double glazed window to the front, double radiator, coving to ceiling, laminate LVT flooring.

### Kitchen – 10'06 X 8'01 (3.20m x 2.46m)

Double glazed window to the rear, radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, splash backs, built in electric fan assisted oven, gas hob with extractor fan above, plumbed for washing machine, laminate LVT flooring, cupboard housing boiler.

### First Floor Landing

Loft access, built in storage cupboard

### Bedroom One – 13'5 X 9'06 (4.09m x 2.90m)

Double glazed window to the front, radiator, fitted wardrobes, television point.

### Bedroom Two – 13'05 Inc door recess x 8'04 (4.09m x 2.54m)

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

### Bathroom

Two piece suite in white comprising panelled bath with electric shower over, pedestal wash hand basin, single radiator, cladding to walls, double glazed window to the rear.

### Separate Wc

Double glazed window to the rear, WC, vinyl flooring

### External

Front garden laid mainly to lawn.

Low maintenance rear garden, gravelled area and decking, water tap, access to single garage

### Garage

Single detached garage with electric door, power and lighting

## EPC and Floorplan To Follow

**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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