



Oakley Drive | Cramlington | NE23 2YF

# Offers In Excess Of £225,000

Located on the popular Eastfield Green estate in Cramlington, this semi-detached family home is sure to appeal to a wide range of buyers. Close to local transport links and schools, this is a property not to be missed.

The accommodation briefly comprises an open-plan lounge and dining area leading through to the kitchen and utility room, with access to the garage on the ground floor. Upstairs, there are three well-sized bedrooms and a family bathroom.

Externally, the property benefits from a driveway leading to the garage at the front, while to the rear there is a south-facing landscaped garden designed for easy maintenance.

Early viewing is highly recommended to fully appreciate all that this home has to offer.

**RMS** | Rook  
Matthews  
Sayer



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**Semi Detached House**

**South Facing Rear Garden**

**Three Bedroom**

**Garage and Driveway**

**Utility Room**

**Freehold**

**Modern Bathroom**

**EPC:TBC / 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: fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage & 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: B**

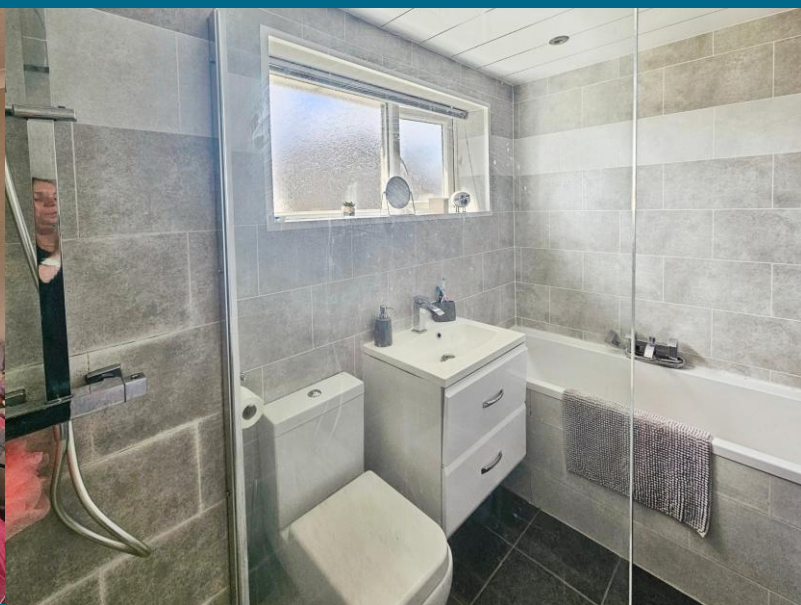
**EPC RATING: TBC**

BD008906SB/SJ11.05.2026.V.1

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### Entrance

Via composite door.

### Entrance Hallway

Stairs to first floor landing, laminate flooring, storage cupboard.

### Lounge/ Diner 26.16ft x 11.62ft (7.97m x 3.54m)

Double glazed window to front, double glazed patio doors to rear, two double radiators, fire surround with electric fire, television point, coving to ceiling.

### Kitchen 11.31ft x 8.89ft (3.44m x 2.70m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, laminate flooring, spotlights, door to:

### Utility Room 8.64ft x 8.61ft (2.63m x 2.62m)

Double glazed window to rear, fitted wall and base units, stainless steel sink unit, space for fridge, plumbed for washing machine, single radiator, tiled flooring.

### First Floor Landing

Double glazed window to side, loft access, built in storage cupboard.

### Loft

Partially boarded, pull-down ladders.

### Bedroom One 11.79ft x 9.77ft (3.59m x 2.97m)

Double glazed window to front, single radiator, fitted wardrobes.

### Bedroom Two 12.09ft x 8.48ft (3.68m x 2.58m)

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

### Bedroom Three 8.80ft x 7.70ft (2.68m x 2.34m)

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

### Bathroom 8.73ft x 5.33ft (2.66m x 1.62m)

Four piece white suite comprising of; panelled bath, wash hand basin set in vanity unit, walk in shower, low level wc, spotlights, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring, cladding to ceiling, extractor fan.

### External

Low maintenance rear garden to front, laid mainly to lawn, driveway leading to garage. Rear garden laid mainly to lawn, patio area, flower beds.

### Garage

Attached single garage with up and over door, power and lighting.

## Epc & 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.

