



Sunnyside | Cramlington | NE23 6UU

# Offers In Excess Of £115,000

Located in the popular residential area of Cramlington, with excellent transport links and close proximity to Manor Walks Shopping Centre, this delightful two-bedroom semi-detached home is sure to appeal to a wide range of buyers. Offered with no upper chain, the property presents an excellent opportunity to create a wonderful family home. The accommodation briefly comprises a spacious lounge, a kitchen/diner, two double bedrooms, and a family bathroom.

Externally, the property benefits from well-maintained gardens to both the front and rear, providing attractive outdoor space.

We anticipate strong interest in this property and would therefore recommend arranging an early viewing to avoid disappointment.

**RMS** | Rook  
Matthews  
Sayer



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**Semi Detached House**

**No Onward Chain**

**Two Double Bedrooms**

**Sought After Location**

**Kitchen/ Diner**

**Freehold**

**Front & Rear Garden**

**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 Gas

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: On Street 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.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved. FCP guidance on the Deceased Estate aspect is still required before proceeding.

**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**

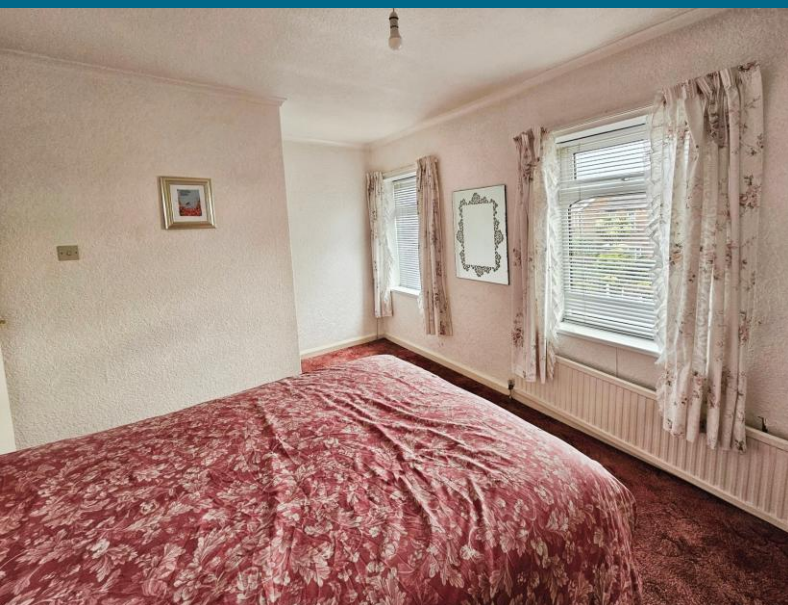
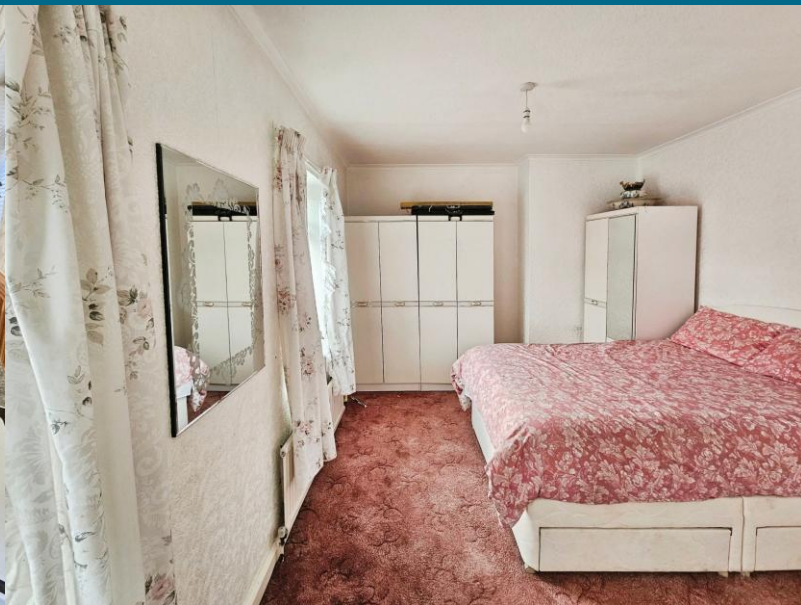
**EPC RATING: TBC**

BD008954SB/SJ23/06/26.v.1

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### Entrance

Via UPVC entrance door.

### Lounge 14.96ft x 10.50ft (4.55m x 3.20m)

Double glazed window to front, double radiator, fire surround with gas fire, built in storage cupboard, television point, telephone point, coving to ceiling.

### Kitchen 14.96ft x 7.17ft (4.55m x 2.18m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, space for cooker, space for fridge, plumbed for washing machine, coving to ceiling, double glazed door to rear.

### First Floor Landing

Double glazed window to side, loft access.

### Loft

Partially boarded, pull-down ladders.

### Bedroom One 11.30ft x 10.26ft (3.44m x 3.12m)

Two double glazed windows to front, single radiator, coving to ceiling.

### Bedroom Two 11.31ft x 8.17ft (3.44m x 2.49m)

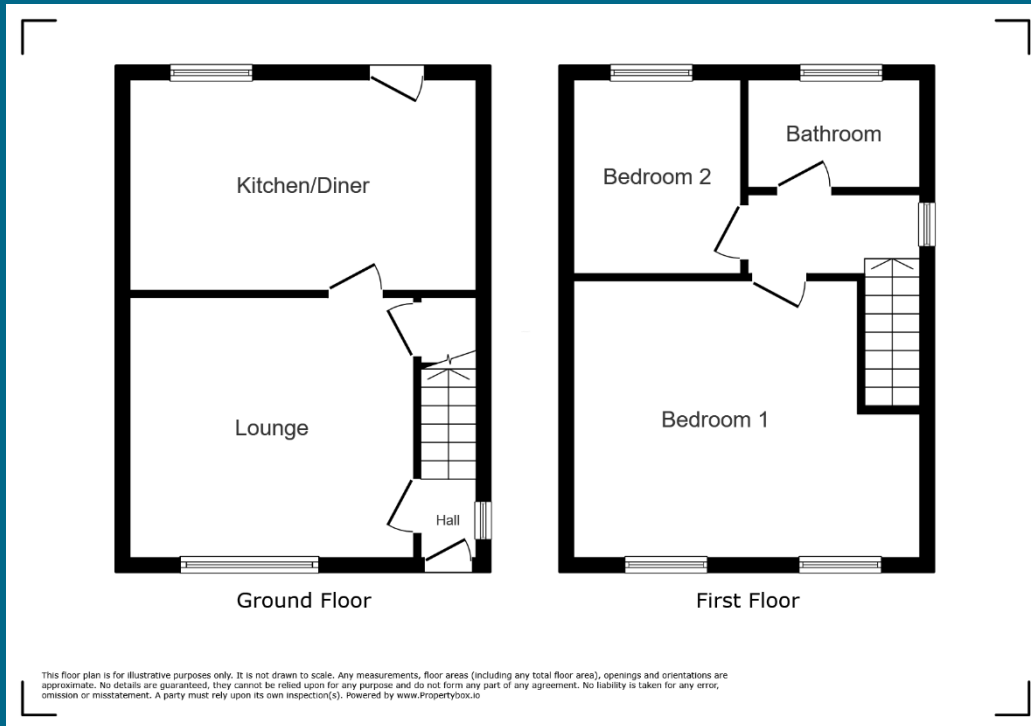
Double glazed window to rear, single radiator, fitted wardrobes, coving to ceiling.

### Bathroom 5.93ft x 5.95ft (1.80m x 1.81m)

Three piece white suite comprising of pannelled bath with mains shower over, pedestal wash hand basin, low level wc, double glazed window to rear, single radiator, tiling to walls and flooring, cladding to ceiling.

### External

Front garden laid mainly to lawn, bushes and shrubs, flower borders. Rear garden laid mainly to lawn, flower beds, bushes and shrubs.



**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.

