



Megstone Avenue | Cramlington | NE23 6TU

£275,000

Located in the heart of Cramlington, with excellent transport links and local amenities close by, this extended detached family home is sure to appeal to growing families seeking spacious and versatile accommodation. The property briefly comprises two well-proportioned reception rooms, an extended kitchen, utility room, and a converted garage which is currently used as a fourth bedroom, all situated on the ground floor.

To the first floor, there are three bedrooms and a family bathroom.

Externally, the property benefits from a double driveway and gardens to the front. To the rear is an enclosed garden featuring a decking area, lawn, and two useful outbuildings.

Early viewing is highly recommended to fully appreciate the generous size and flexible accommodation this wonderful home has to offer.

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1

Detached House

Popular Location

Four Bedrooms

Front & Rear Gardens

Two Reception Rooms

Freehold

Utility Room

EPC: D/ Council Tax:C

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 cabinet

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.

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: C

EPC RATING: D

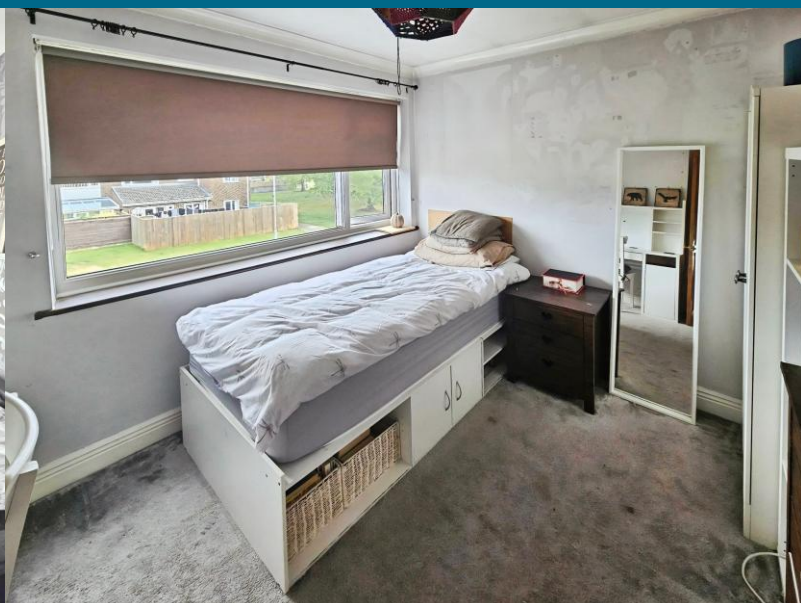
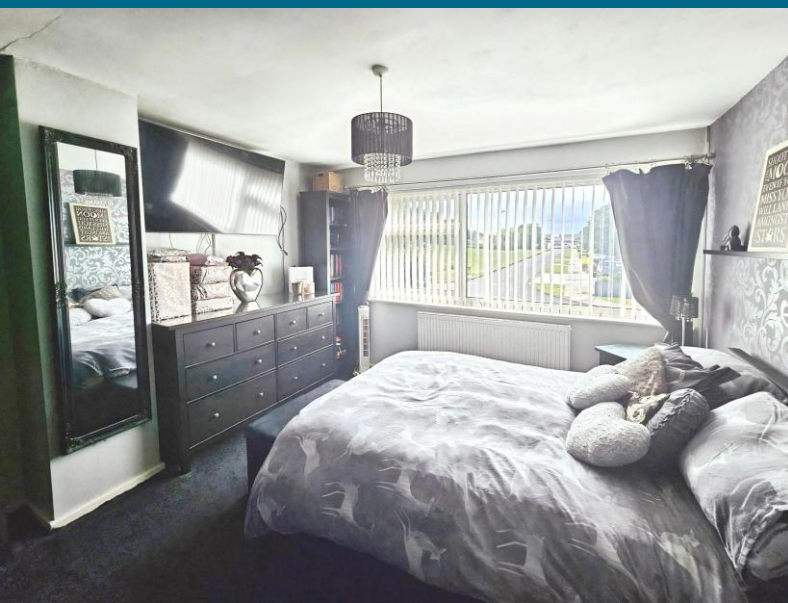
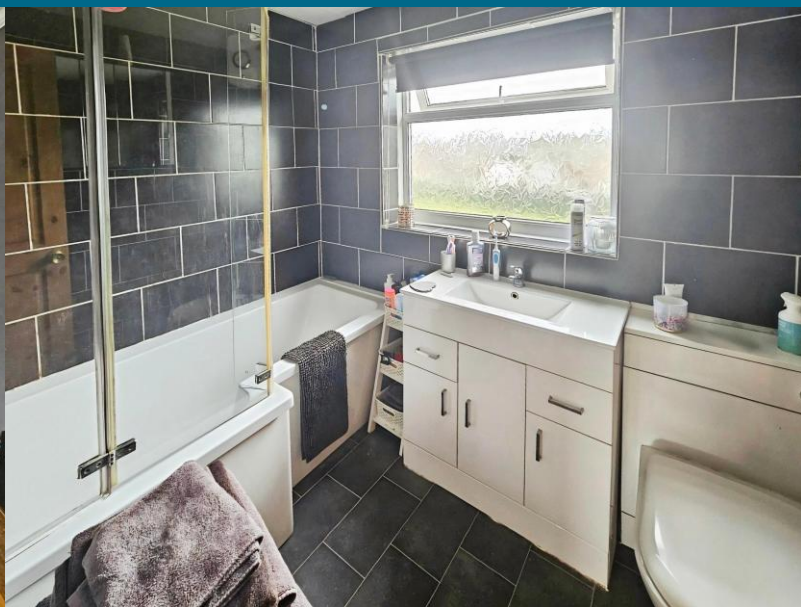
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Entrance

Via UPVC entrance door.

Entrance Hallway

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

Lounge 27.24ft x 13.46ft (8.30m x 4.10m)

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

Bedroom Four (converted garage) 8.92ft x 7.63ft (2.71m x 2.32m)

Double glazed window to front, double radiator.

Dining Room 18.67ft x 12.35ft (5.69m x 3.76m)

Double glazed window to front, double radiator, coving to ceiling.

Kitchen 19.58ft x 8.13ft (5.96m x 2.47m)

Two double glazed windows 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, tiled splash backs, space for range oven, laminate flooring, coving to ceiling, door to:

Utility Room 7.97ft x 5.75ft (2.42m x 1.75m)

Double glazed door, plumbed for washing machine, laminate flooring.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 20.77ft x 7.33ft (6.33m x 2.23m)

Double glazed window to front, television point.

Bedroom Two 11.35ft x 12.39ft (3.45m x 3.77m)

Double glazed window to front, double radiator, television point.

Bedroom Three 11.29ft x 8.99ft (3.44m x 2.27m)

Double glazed window to rear, double radiator.

Bathroom 8.24ft x 5.55ft (2.51m x 1.69m)

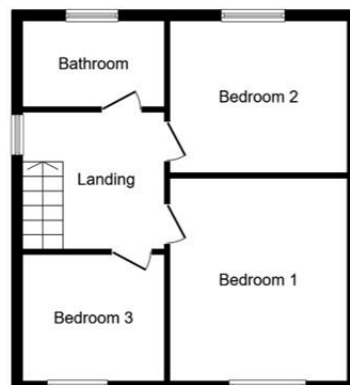
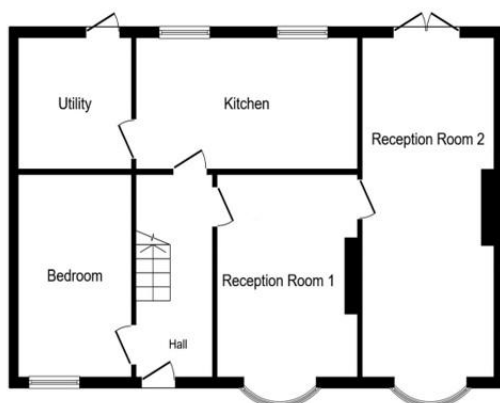
Three piece white suite comprising of; panelled bath with electric shower above, wash hand basin, low level wc, double glazed window to rear, heated towel rail, tiling to walls and flooring.

External

Front garden laid mainly to lawn, block paved driveway. Rear garden laid mainly to lawn, patio area, flower beds.

Detached outhouse with power and lighting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	67 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.

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