



Cramond Way | Cramlington | NE23 6JZ

Offers In Excess Of £170,000

Located in the popular area of Cramlington, with excellent transport links and a wide range of local amenities nearby, this property is a must-view. Offered with no upper chain, it presents an ideal opportunity for families, first-time buyers, or those looking to upsize.

The property has been recently decorated throughout and benefits from new carpets, making it ready for its next owners to move straight into and enjoy.

The ground floor accommodation comprises a spacious dual-aspect lounge and a modern open-plan kitchen/dining room, providing an excellent space for both everyday living and entertaining.

To the first floor, there are three bedrooms, a family bathroom, and a separate WC, offering practical accommodation for family life.

Externally, the property enjoys a lawned garden to the front, while the rear boasts a well-maintained and mature garden, providing a private outdoor space to relax. Gated access leads to a separate garage and parking area to the side of the property.

Early viewing is highly recommended to appreciate the accommodation, presentation, and convenient location on offer.

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1

End Link House

Front & Rear Gardens

Three Bedrooms

Garage in Block

No Onward Chain

Freehold

Kitchen/Diner

EPC: C/ 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: Garage

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.

Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

BUILDING WORKS

Removal of internal walls or
chimneys or change of use? Yes

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: C

BD009060SB/SJ07.09.2026.V.4

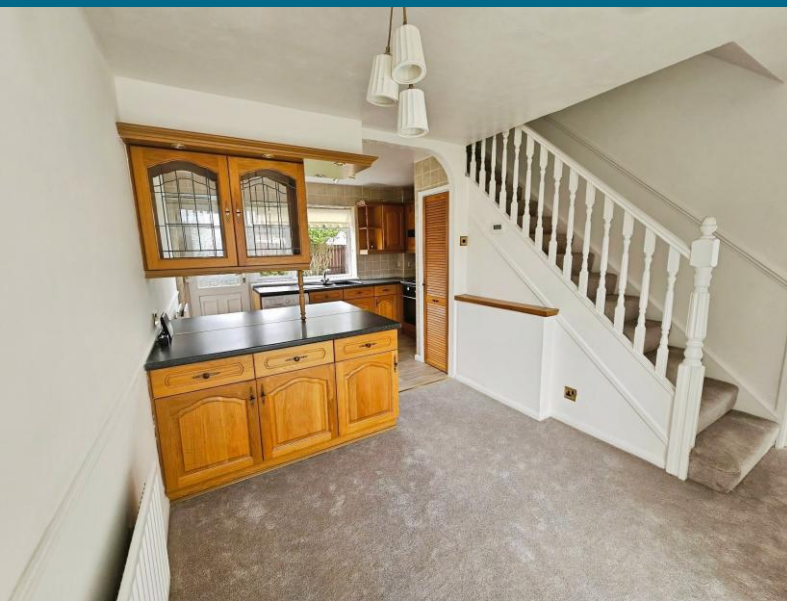
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Entrance Porch

Via UPVC entrance door, storage cupboard, laminate effect vinyl flooring.

Lounge 18.43ft x 11.22ft (5.61m x 3.41m)

Double glazed window to front and rear, double radiator, fire surround with gas fire, television point, coving to ceiling.

Kitchen/ Diner 18.36ft x 11.79ft (5.59m x 3.59m)

Double glazed window to front and rear, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge, plumbed for washing machine, laminate effect vinyl flooring, double glazed door to the rear, stairs to first floor, spacious understairs storage cupboard.

Bedroom One 11.44ft x 9.74ft (3.48m x 2.96m)

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

Bedroom Two 12.23ft x 8.43ft (3.72m x 2.56m)

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

Bedroom Three 8.34ft x 8.06ft (2.54m x 2.45m)

Double glazed window to rear, built in cupboard (housing boiler), single radiator.

Bathroom 5.31ft x 5.44ft (1.61m x 1.65m)

Double glazed window to rear, panelled bath with electric shower over, wash hand basin (set in vanity unit), single radiator, tiling to walls, laminate effect vinyl flooring.

Separate Wc 4.74ft x 2.41ft (1.44m x 0.73m)

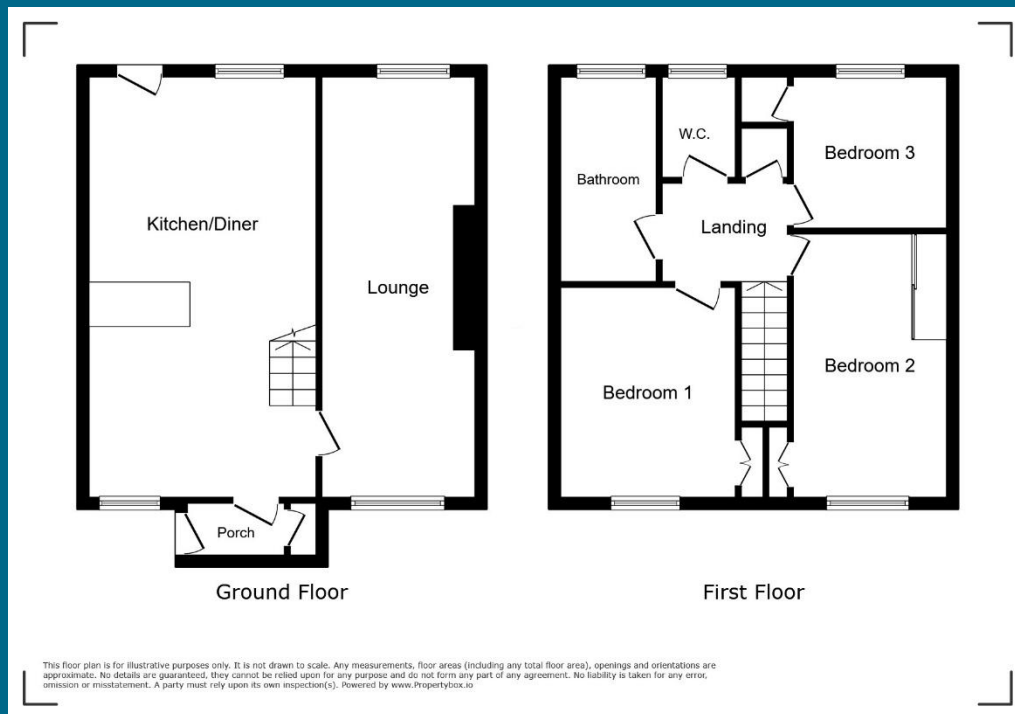
Low level wc, laminate effect vinyl flooring, tiling to walls.

External

Front Garden laid mainly to lawn. Rear Garden laid mainly to lawn, patio area, flower beds, bushes and shrubs, screen fencing, water tap.

Garage

Single garage in block, up and over door.



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.

