



Brinkburn Avenue | Cramlington | NE23 6TB

Offers In Excess Of £140,000

Ideally positioned in East Cramlington, close to excellent transport links, schools and local amenities, this delightful two-bedroom semi-detached home will make an ideal first-time purchase. Offered with no upper chain and ready to move into, early viewing is highly recommended.

The ground floor boasts a spacious open-plan layout comprising a lounge, dining area, kitchen and an additional dining space, creating a versatile and sociable living environment ideal for modern living.

To the first floor are two generous double bedrooms and a family bathroom.

Externally, the property benefits from a small front garden and side area providing off-street parking. To the rear is an enclosed lawned garden, offering a private outdoor space perfect for relaxing or entertaining.

With its convenient location, well-proportioned accommodation and no onward chain, this property represents an excellent opportunity for first-time buyers, downsizers, or investors alike.

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Semi Detached House

No Onward Chain

Two Bedrooms

Cul De Sac location

Open Plan Living

Freehold

Ideal First Time Buy

EPC:D / 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: Cable

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.

ACCESSIBILITY

Suitable for wheelchair users, level access.

Alterations

Property has been extended.

removal of internal walls or

chimneys or change of use?knocked down internal wall to make open plan,

Planning permission was obtained.

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

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.

COUNCIL TAX BAND: A

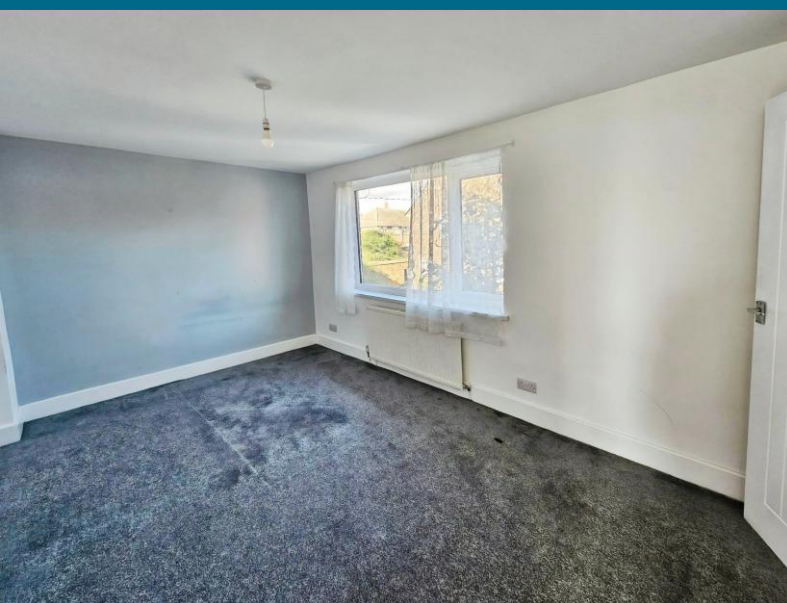
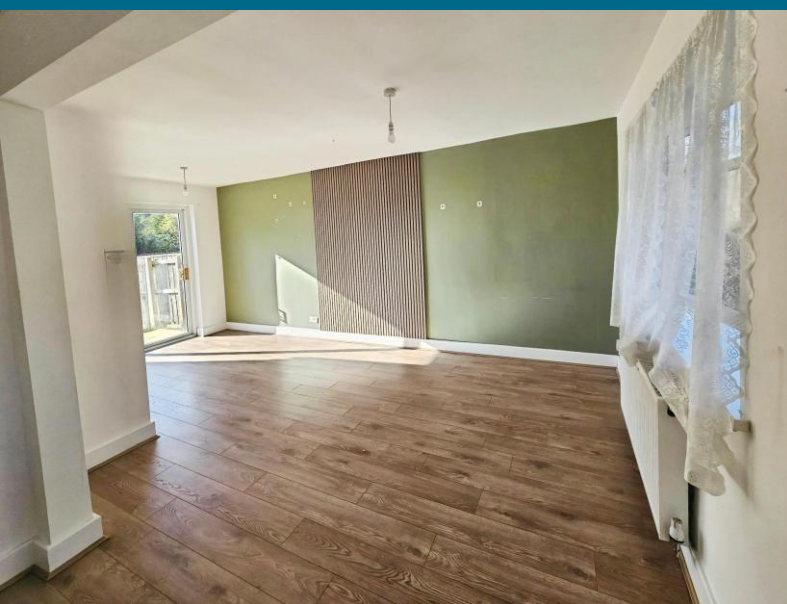
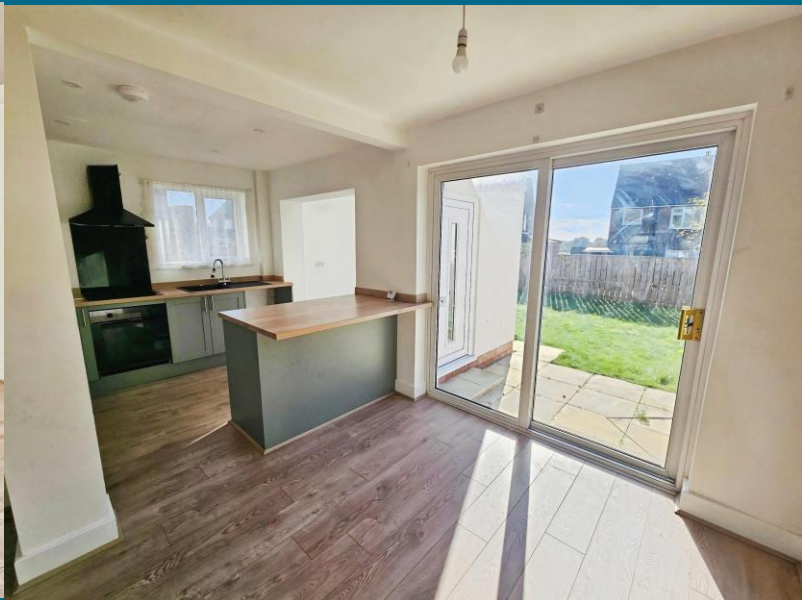
EPC RATING: D

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Entrance

Via UPVC entrance door.

Lounge 20.09ft x 14.54ft (6.12m x 4.42m)

Stairs to first floor landing, laminate flooring, double radiator, double glazed window to front, double glazed patio doors to rear, television point, open plan.

Kitchen 17.79ft x 6.23ft (5.42m x 1.89m)

Double glazed window to rear and side, two 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, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, plumbed for washing machine, spotlights, double glazed door to rear.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 14.10ft x 8.54ft (4.29m x 2.60m)

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

Bedroom Two 10.75ft x 9.26ft (3.27m x 2.82m)

Double glazed window to rear, double radiator, built in cupboard.

Bathroom 6.33ft x 5.57ft (1.92m x 1.63m)

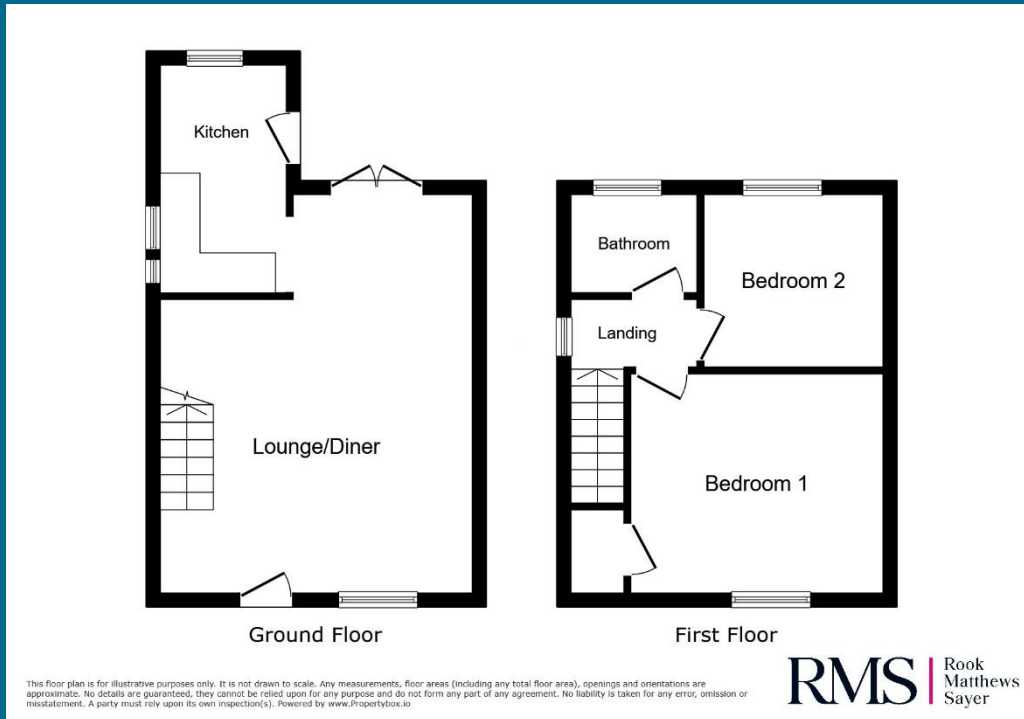
Three-piece suite comprising of; panelled bath with mains shower over, low level wc, double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring, extractor fan.

External

Front Garden, bushes and shrubs, driveway.

Rear garden laid mainly to lawn, patio area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 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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