



### 3 bed terraced house to buy in

Thornley Avenue, Mayfield Dale,  
Cramlington, Northumberland, NE23 2BT

**£125,000** Starting Bid

🏠 x3 🚿 x1 🚻 x2

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms
- ✓ End Terrace
- ✓ Two Reception Rooms
- ✓ Ground Floor wc
- ✓ EPC Rating D

Allocated parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Arrange a viewing

Teri Dunning  
Cramlington

01670 568098  
cramlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Enthral yourself in the exquisite surroundings of Mayfield Dale, Cramlington with this highly appealing, 3-bedroom terraced house awaiting your stamp. Ideally set within a warm, friendly neighbourhood, our newest residential sale offering stands as an irresistible proposition for both families and first-time buyers.

Step through the main entrance and find yourself greeted by an inviting reception area, steeped in natural light and designed with neutral tones giving a calming introduction to the house. The newly carpeted stairs lead to the first floor, showcasing three beautifully presented bedrooms, each brimming with ambient light creating bright and refreshing spaces. The rooms are versatile and can be personalised according to the needs of a growing family.

The well-appointed bathroom reiterates the modern theme running throughout this home, featuring a splendid white suite with quality fixtures, chrome fittings and a bath with an overhead shower.

On the ground floor, the open-plan reception room provides a delightful spot to relax and unwind alone or enjoy quality time with family and guests. Space has been considerably distributed to comfortably accommodate both a dining area and living space.

The kitchen is a culinary enthusiast's dream, featuring ample storage, worktop space, and modern appliances. Adjacent to the kitchen is a compact utility area that will handle all your laundry needs with ease.

This charming terraced house promotes a versatile lifestyle that caters to convenience, comfort, and relaxation. For those with a penchant for outdoor living, you'll appreciate the beautifully manicured back garden. Its size and seclusion provide a peaceful alfresco dining experience amidst abundant greenery, creating a countryside feel in the heart of the city.

Set in the exceptionally tranquil and sought-after location of Mayfield Dale, the property also enjoys easy access to local amenities, schools, and public transport links.

Abstractly redefining elegance and exhibiting an exquisite design, grab the opportunity to make this beautiful terraced house your home. For more information and viewings, please contact Pattinson Estate Agents.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: Terraced House

USPs: Garden

Parking: Allocated

Heating: Gas

## Entrance Hallway

Stairs to first floor, storage cupboard, central heating radiator.



## Lounge

4.06m x 6.31m (13'3" x 20'8")

Double glazed window, central heating radiator, feature fireplace.



## Dining Room

3.59m x 2.41m (11'9" x 7'10")

Double glazed window, central heating radiator.



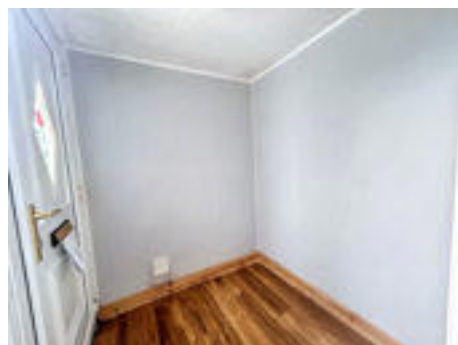
## Kitchen

3.18m x 2.47m (10'5" x 8'1")

Fitted with a range of wall base and drawer units with complementary work surfaces, sink with drainer and mixer tap, half tiled walls. Plumbed for washing machine, integrated electric oven and gas hob. Double glazed window, central heating radiator.



## Rear Porch



## Stairs To First Floor

Loft access.



## Bedroom One

3.65m x 3.62m (11'11" x 11'10")

Double glazed window, central heating radiator, fitted wardrobes.



## Bedroom Two

6.20m x 2.96m (20'4" x 9'8")

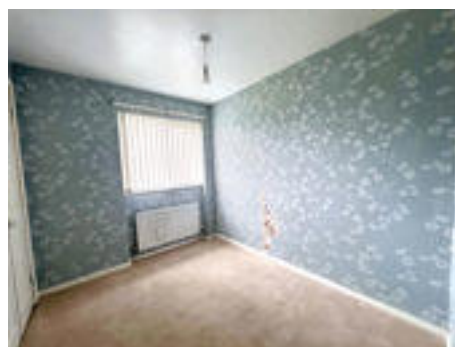
Double glazed window, central heating radiator.



## Bedroom Three

1.92m x 1.68m (6'3" x 5'6")

Double glazed window, central heating radiator, fitted wardrobes.



## Bathroom

1.92m x 1.68m (6'3" x 5'6")

Fitted with a panelled bath with shower over, hand wash basin, low level wc, double glazed window, central heating radiator.




## Externally

Externally to the rear is a generous garden with decked area.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Thornley Avenue, Mayfield Dale, Cramlington, Northumberland, NE23 2BT

Contact your local branch today for more information on this property:

**Blagdon House Smithy Square, Cramlington, Northumberland, NE23 6QL, Tel: 01670 568098, [cramlington@pattinson.co.uk](mailto:cramlington@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

