



3 bed semi-detached house to buy in NE23

Windermere Close, Southfield Lea,
Cramlington, Northumberland, NE23 6PQ

£235,000 Offers Over

 x3  x1  x1

Tenure

Freehold

Garage parking

Property features

- ✓ Three Bedrooms
- ✓ Semi-Detached House
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

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Cramlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Appealing to a wide variety of buyers is this three bedroom semi detached house situated within this favoured residential area. The property is ideally located close to all local amenities, good schools, and good transport links to Newcastle City Centre, the Coast and South Tyneside.

The accommodation comprises; entrance hall with stairs to the first floor, lounge, dining kitchen to the rear of the property with a good range of base units, complimenting work surfaces, built in electric hob and oven, integrated microwave, stainless steel sink with mixer tap, space for dining table, two UPVC double glazed windows and radiator. To the first floor there is three bedrooms and bathroom/WC.

Externally to the front is a large driveway providing off street parking for multiple cars leading to the garage. To the rear is a private garden which is mainly laid to lawn with paved patio area, raised beds, slated area and fenced boundaries.

The property benefits from garage, driveway for multiple vehicles, gas central heating and UPVC double glazing.

Properties in this area are extremely in demand so view early to avoid disappointment.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2f1c7>

Please contact the Cramlington Branch for further information or viewings

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £235,000

Property Type: Semi-detached house

Parking: Garage, Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External

To the front of the property is mainly laid to lawn with driveway providing off street parking for multiple vehicles which leads to the garage.



Entrance Hall

With doors off to the lounge, dining kitchen, cloak cupboard and stairs to the first floor.

Lounge

4.25m x 3.52m (13'11" x 11'6")

UPVC double glazed window to the front feature fireplace and radiator.



Dining Kitchen

5.45m x 3.22m (17'10" x 10'6")

To the rear of the property with a good range of base units, complimenting work surfaces, built in electric hob and oven, integrated microwave, stainless steel sink with mixer tap, space for dining table, two UPVC double glazed windows and radiator.



Utility Room

2.50m x 2.49m (8'2" x 8'2")

Just off the kitchen with handy work surface, plumbed for washing machine, space for tumble dryer, space for fridge freezer, door to garage, UPVC double glazed door to the rear garden and UPVC double glazed window.



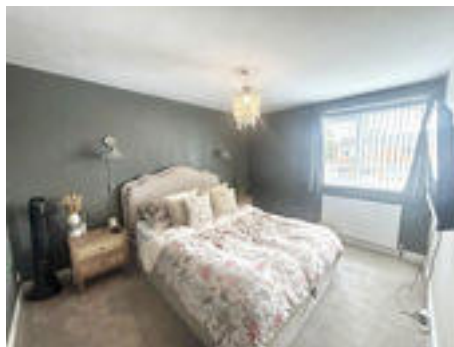
Landing

With doors off to the bedrooms and bathroom/WC.

Bedroom One

3.62m x 3.53m (11'10" x 11'6")

UPVC double glazed window to the front and radiator.



Bedroom Two

3.32m x 2.71m (10'10" x 8'10")

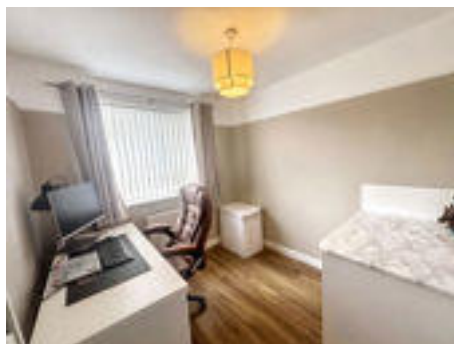
UPVC double glazed window to the rear and radiator.



Bedroom Three

2.71m x 2.36m (8'10" x 7'8")

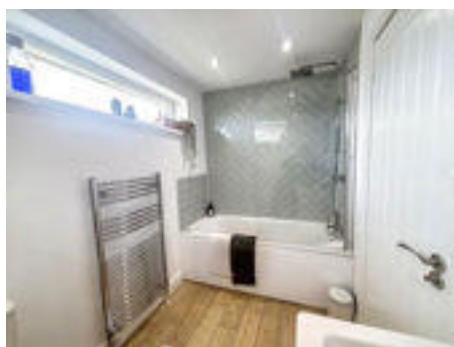
UPVC double glazed window to the front and radiator.



Bathroom/WC

2.67m x 1.66m (8'9" x 5'5")

White three piece bathroom suite comprising; bath with shower over with dual rainfall and handheld shower heads, wall mounted floating hand wash basin with handy drawers under, low level WC, partially tiled walls, two UPVC double glazed windows and heated towel rail.



Rear Garden

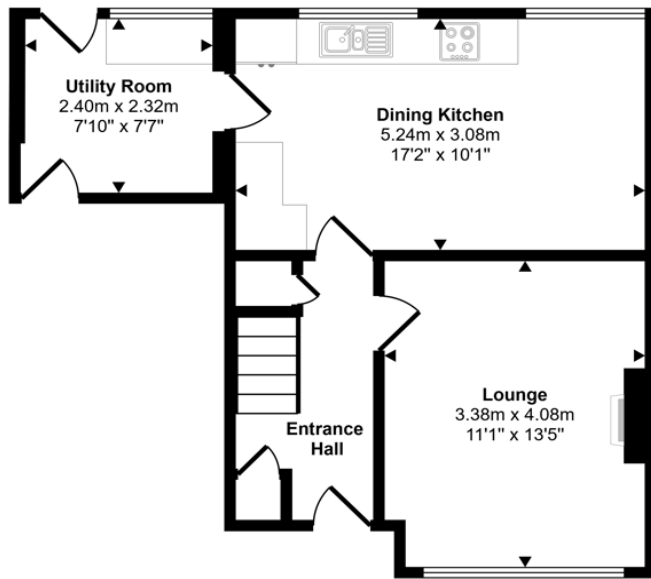
Private rear garden mainly laid to lawn with paved patio area, raised beds, slated area and fenced boundaries.



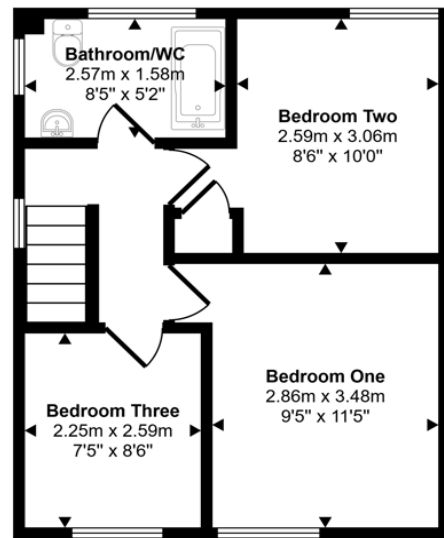
Garage

With up and over door to the front, internal door to the utility room and powered for lighting and sockets.

Approx Gross Internal Area
79 sq m / 853 sq ft



Ground Floor
Approx 44 sq m / 469 sq ft



First Floor
Approx 36 sq m / 384 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Windermere Close, Southfield Lea, Cramlington, Northumberland, NE23 6PQ

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

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