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2 bedroom flat for sale, Weetwood Road, Cramlington NE23 (820 GBP)

Location **North, Tyne And Wear**
https://www.freeadsz.co.uk/x-162567-z

It is with considerable pleasure that we offer to the market, the opportunity to purchase the aforementioned property within this extremely popular and highly regarded residential area to the East of the main commercial and retail centres of Cramlington, yet within easy vehicular and pedestrian access of all major road links, local shopping facilities and public transport services. The property in question offers well maintained and well appointed accommodation for those in search of a comfortable home on one level.Accommodation ComprisesEntrance LobbyA Upvc exterior door aligning the Easterly facing elevation provides access to the Entrance Lobby, featuring an integral storage cupboard and an enclosed staircase leading to the first floor.First Floor LandingThis particular element features an integral meter cupboard, together with a heating radiator, whilst leading through to the main accommodation.Lounge (14'9 x 11'1 (4.50m x 3.38m))Representing the Lounge facilities, this particular room exhibits decoration to include ceiling cornices whilst benefiting from a heating radiator and a television point.Lounge Cont'dThe room also features an Easterly facing window frontage to the fore, whilst providing direct access through to the adjacent Kitchen facilities.Kitchen (8'8 x 6'8 (2.64m x 2.03m))The fully fitted Kitchen is furnished with a modern range of wall and floor mounted units, having a crafted 'Beech' finish, complete with stainless steel trims and contrasting polished granite effect work preparation surfaces accommodating a one and a half bowl moulded ceramic sink unit and drainer with mixer tap.Kitchen Cont'dCommodities on offer include the plumbing for an automatic washing machine, together with an integral stainless steel electric oven, coordinating gas hob and overhead stainless steel canopy with extractor unit, whilst the room features a pvc wall finish together with a Westerly facing Upvc window frontage to the rear.Bedroom 1 (11'0 x 10'1 (3.35m x 3.07m))The master bedroom benefits from a heating radiator and an Easterly facing window frontage to the fore.Bedroom 2 (9'8 x 8'9 (2.95m x 2.67m))The second bedroom features a heating radiator and an integral double wardrobe aligning one wall, accommodating the gas fired boiler supplying both the heating and domestic hot water systems, together with a Westerly facing window frontage to the rear, whilst also providing access to the insulated loft space/roof void.Bathroom/W.C. (6'8 x 5'5 (2.03m x 1.65m))The fully fitted bathroom is furnished with a modern white suite comprising of a panel bath complete with a 'Triton' mixer shower over, pedestal wash hand basin and a low level w.c., together with a pvc wet wall finish, integral storage cupboard and a heating radiator.ExternalFront - An Easterly facing garden, laid to lawn complete with paved access leading to and from the adjacent pedestrian thoroughfare.GarageSingle garage located within a separate block off curtilage complete with an 'up and over' type garage door.TenureWe have been informed by the Vendor that this property is a Leasehold interest with 119 years remaining and a ground rent of 115.00 payable per annum.Agents CommentsIdeally suited to the requirements of the first time purchaser or those in search of a well appointed home on one level, the subject property is considered to provide an excellent standard of accommodation throughout, benefiting from gas fired heating and domestic hot water systems, the former by means of a [illegible] pvc double glazing and is offered for sale to [illegible] FITTED FLOOR COVERINGS, Key And [illegible] ARE YOU [illegible] WISELY? [illegible] over priced, [illegible] defects [illegible] THE [illegible] range [illegible] homebuyers Report and Valuation or Building Survey. For further details on the extensive surveying services available [illegible] Chan.B.Gardner BSc FRICS [illegible] Survey department [illegible] no. [illegible] particulars have [illegible] prepared [illegible], nothing [illegible] deemed [illegible] a statement [illegible] property is [illegible] structural [illegible] otherwise [illegible] any services, appliances, equipment or facilities are [illegible] working [illegible] Purchasers must satisfy themselves on such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise, they are subject to rounding or conversion. Descriptions of the property are subjective, having been approved by the vendor and are used in good faith as an opinion and not as a statement of fact. Purchasers must rely on their own enquiries. No person in the employment of Ryedales has any authority to make or give any representation of.

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