



21 Coltpark Place, Collingwood Grange, Cramlington

Ryedales offer to the market, the opportunity to purchase this 2 bedroom end terraced house located within this mature and very popular residential area to the South East of the main commercial centre of Cramlington, whilst public transport services are available within immediate pedestrian access. Although the property in question is considered to require a degree of modernisation throughout, it represents a quality investment for those in search of a well proportioned family home offered for sale to include ALL FITTED FLOOR COVERINGS.

- End Terraced House
- 2 Bedrooms
- UPVC Double Glazing
- Gas Fired Heating
- 2 Reception Rooms
- Modern Shower Room
- Close To Local Amenities
- Freehold
- NO UPPER CHAIN

Price £104,950

www.ryedales.com

Accommodation Comprises

Entrance Porch

13'0 x 5'3 (3.96m x 1.60m)

A partially glazed UPVC exterior door aligning the Northerly elevation of the property, provides access to the Entrance Porch, featuring ceiling coving and a heating radiator whilst leading directly through to the main accommodation by means of UPVC 'French Doors'.

Lounge

16'3 x 9'5 (4.95m x 2.87m)

Located to the front of the property, the room features decorative ceiling coving, a heating radiator, television and telephone points, and a Northerly facing window frontage to the fore.

Lounge Cont'd

Whilst also providing direct open access through to the adjacent Dining Room.

Dining Room

11'3 x 8'0 (3.43m x 2.44m)

Leading from the Lounge this particular room features decorative ceiling coving, a heating radiator, a pleasing Northerly facing window frontage to the fore,

Dining Room Cont'd

,together with direct access to the Kitchen.

Kitchen

10'6 x 7'11 (3.20m x 2.41m)

The kitchen is furnished with a range of wall and floor mounted units, having a 'white door' finish with contrasting 'Granite' effect preparation surfaces accommodating a stainless steel sink unit and drainer with mono bloc tap system. Commodities on offer include the plumbing for an automatic washing machine, an integrated gas hob with coordinating microwave and electric oven, whilst exhibiting a partial wall tile

decoration and a Southerly facing window frontage to the rear.

Rear Hallway

The rear hall features an enclosed staircase leading to the first floor landing, an under stair cupboard, a heating radiator, and a 'Georgian' glazing interior door leading to the Sun Lounge.

Sun Room

12'5 x 7'7 (3.78m x 2.31m)

The Sun Lounge provides useful additional ground floor accommodation, and benefits from UPVC 'French' Doors leading to the rear gardens.

First Floor Landing

The first floor landing benefits from a generously proportioned linen/airing cupboards and provides direct access to the bedrooms and family bathroom.

Principal Bedroom

13'5 x 9'5 (4.09m x 2.87m)

The principal bedroom benefits from a heating radiator and double integral wardrobes.

Principal Bedroom Cont'd

Whilst the room benefits from a Northerly facing window frontage to the fore.

Bedroom 2

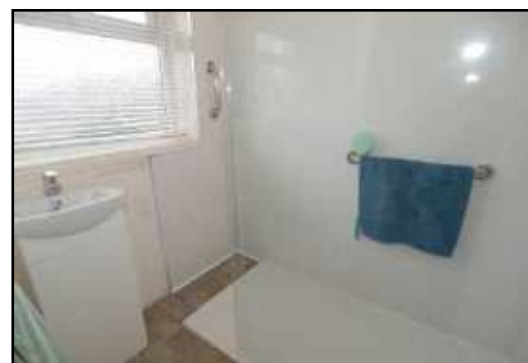
13'4 x 8'4 (4.06m x 2.54m)

The well proportioned second bedroom benefits from a heating radiator and a pleasing Southerly facing window to the rear.

Shower Room

6'2 x 5'2 (1.88m x 1.57m)

The shower room is furnished with a quality two piece white suite comprising of a double shower unit with glazed screen and mixer shower fitment, a wash hand basin set with a vanity unit, complimented



by a 'wet wall' wall decoration, having the additional commodity of a heating radiator.

Separate WC

3'11 x 2'10 (1.19m x 0.86m)

Providing a low level wc, whilst featuring a partial ceramic wall tile decoration.

External

FRONT - Easily maintained Northerly facing garden, laid to lawn, having paved access from the porch leading to the adjacent pedestrian thoroughfare.

Rear Garden

REAR - Mature enclosed garden, benefiting from a Southerly facing aspect, laid to paved patio complete with established shrubs, bushes, and a timber fence boundary with timber gate allowing access to the rear thoroughfare.

Tenure

We have been informed by the vendor, that this property is a Freehold Interest.

Agents Observations

The property in question offers to the purchaser a well proportioned family home with considerable scope for improvement, ideally suited to the requirements of the first time buyer, small family or developer, benefiting from gas fired heating and domestic hot water systems, the former supplied by means of radiators; UPVC sealed unit double glazing; PVC roofline system; Cavity wall insulation and sold to incorporate ALL FITTED FLOOR COVERINGS AND BLINDS within the asking price.

Professional Survey

ARE YOU BUYING WISELY ???, Over priced or hidden defects ???, KNOW THE FACTS!!!! arrange a RICS Homebuyers Report and Valuation or Building Survey.

For further details on the extensive surveying services available, contact our survey department on tel no. 07572273264 NOW!!!!



