



69 Kendal Drive, Cramlington

Immaculate 3 Bedroom End Link Villa occupying a prime location on the periphery of this mature and popular private residential area approximately 1.5 kilometres to the North East of the main commercial and retail centres of Cramlington, benefiting from an open aspect. The subject property is considered to exhibit an excellent standard of accommodation throughout with modern permanent furnishings and decoration to provide a well appointed home.

- End Link Villa
- 3 Bedrooms
- UPVC Double Glazing
- Gas Fired Heating (Combi)
- Modern Kitchen/Dining Room
- White Bathroom Suite
- Open Aspect To The Fore
- Freehold

Price £134,950

www.ryedales.com

Accommodation Comprises

Entrance Porch

3'11 x 3'5 (1.19m x 1.04m)

A partially glazed UPVC exterior door aligning the Easterly elevation of the property provides access to the Entrance Porch, featuring an integral cloaks cupboard, whilst leading directly through to the Lounge and main accommodation.

Lounge

15'9 x 13'3 (4.80m x 4.04m)

Representing the Lounge facilities, this spacious room features permanent decoration to include ceiling cornices and a laminate floor finish...

Lounge Cont'd

...,together with a heating radiator, television and telephone points, an Easterly facing window frontage to the fore and an open plan staircase leading to the first floor landing, whilst providing direct access to the adjacent Kitchen .

Kitchen/Dining Room

15'8 x 10'10 (4.78m x 3.30m)

Combining both the Kitchen and Dining Room elements, the Kitchen is fitted with a quality range of wall and floor mounted units having contrasting door finishes complete with coordinating 'Butchers Block' preparation surfaces incorporating a one and a half bowl sink unit and drainer with a mono bloc tap system, together with a partial ceramic wall tile decoration. ...

Kitchen /Dining Room Cont'd

Commodities on offer include include an integrated electric oven and gas hob with stainless steel extractor unit over and the plumbing for an automatic washing machine,...

Kitchen/Dining Room Cont'd

This generously proportioned room also features decoration to include ceiling cornices, together with ceiling spot light units, a pleasing Westerly facing window frontage to the rear, whilst access to the rear garden is provided by a half glazed UPVC exterior door.

First Floor Landing

This particular element provides access to the bedrooms and family bathroom/wc.

Bedroom 1

12'3 x 8'9 (3.73m x 2.67m)

The Principal bedroom benefits from a heating radiator and an Easterly facing window frontage to the fore.

Bedroom 2

10'7 x 8'9 (3.23m x 2.67m)

The second bedroom, located to the rear, features an integral double wardrobe, having a sliding mirror door frontage, ...

Bedroom 2 Cont'd

...,together with decoration to include ceiling cornices, whilst providing a heating radiator.

Bedroom 3

7'9 x 6'9 (2.36m x 2.06m)

This particular bedroom benefits from a heating radiator and an Easterly facing window frontage to the fore.

Bathroom/WC

The bathroom is furnished with a classic white suite comprising of a panel bath, complete with 'Triton' mixer shower unit over and a folding shower door, together with a pedestal wash hand basin and a low level wc. The room also features a 'Wet Wall' and UPVC ceiling finish, together with the additional commodity of a chrome heated towel rail/radiator.



External

The Easterly front facing garden is laid to decorative pebbles, all enclosed by a timber fence boundary, with paving leading to and from the main thoroughfare.

Rear garden

An attractive Westerly facing low maintenance garden, partially laid to artificial turf,....

Garden Cont'd

..together with decorative pebbles and paving,....

Garden Cont'd (1)

..and a raised timber decked terrace,, all enclosed by a timber fence boundary and gateway providing access to the rear thoroughfare.

Garden Cont'd (2)

Garage

A single garage located within a nearby block of similar garages to the rear of the property.

Tenure

We have been informed by the Vendors that this property is Freehold.

Agents Observations

The property in question is considered to exhibit a very high standard of decoration and facilitation as reflected within the quality permanent furnishings, thereby representing a quality investment for those in search of a well appointed and well maintained family home, benefiting from gas fired heating and domestic hot water systems, the former supplied by means of radiators; UPVC double glazing and sold to incorporate ALL CARPETS and BLINDS 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!!!!



