



2 Craigend, Cramlington

We are pleased to offer to the rental market, this well presented 2 Bedroom First Floor Flat occupying a prime location on this popular residential area on the Eastern periphery of Cramlington, allowing for immediate vehicular access to all major road links and town amenities, whilst public transport services and local facilities are available within easy pedestrian access. Available now..

- First Floor Flat
- 2 Bedrooms
- UPVC Double Glazing
- Electric Heaters
- Modern Kitchen
- White Bathroom Suite

£450

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Accommodation Comprises

Entrance Lobby

A partially glazed UPVC exterior door provides access to the entrance lobby, featuring a tile floor finish, an integral storage cupboard and an enclosed stairway leading to the first floor landing.

First Floor Landing

Providing access to the main accommodation and also to the loft space/roof void.

Lounge

14'10 x 11'4 (4.52m x 3.45m)

A spacious Lounge with a pleasing Westerly facing window frontage, benefiting from a laminate floor finish, integral storage cupboard, wall mounted electric storage heater, television and telephone points, whilst providing access through to the adjacent Kitchen facilities.

Kitchen

8'8 x 7'5 (2.64m x 2.26m)

The Kitchen is furnished with a modern range of wall and floor mounted units having a 'Beech' finish, complete with contrasting preparation surfaces incorporating a stainless steel sink unit and drainer, together with an integrated stainless steel electric oven and an electric hob with extractor unit over, The room also features a partial ceramic tile decoration, a laminate floor finish, the plumbing for an automatic washing machine, together with an electric storage heater.

Bedroom 1

12'0 x 8'11 (3.66m x 2.72m)

The principal bedroom provides twin double wardrobes, affording hanging and shelving facilities, together with an electric storage heater and Westerly facing window

frontage to the fore.

Bedroom 2

9'7 x 8'11 (2.92m x 2.72m)

The second bedroom also provides an integral double wardrobe, an electric storage heater and an Easterly facing window frontage to the rear.

Bathroom/wc

6'7 x 5'5 (2.01m x 1.65m)

The bathroom is furnished with a white suite comprising of a panel bath complete with 'Triton' shower over, a pedestal wash hand basin and a low level wc, together with a full wall and floor tile decoration and integral linen closet.

Front Garden

A Westerly facing front garden, partly laid to lawn, complete with established bushes and shrubs.

Garage

A single garage located within a block of nearby garages.

Agents Comments

RENTAL - £450.00 per calendar month

INDEMNITY BOND - £450.00

FURTHER DETAILS UPON REQUEST.





