



29 Tavistock Walk, Parkside Grange, Cramlington

It is with considerable pleasure that we offer to the market the opportunity to purchase the aforementioned property occupying a pleasing location on the periphery of this mature and extremely popular residential area, approximately 0.75 kilometre to the North of the main commercial centre of Cramlington. The property in question is ideally suited to the requirements of the first time purchaser in search of a well appointed and well maintained home, considered to exhibit a very high standard of decoration and permanent furnishings throughout sold to incorporate ALL FITTED

- End Link Villa
- 2 Bedrooms
- Upvc Double Glazing
- 'Combi' Gas Fired Heating
- Modern Kitchen
- Modern Bathroom/wc

£124,950

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ACCOMMODATION COMPRISES

Entrance Hallway

A partially glazed UPVC exterior door provides access to the Entrance Hallway, featuring an enclosed staircase leading to the first floor, whilst providing a heating radiator and direct access through to the main accommodation.

Lounge

17'3 x 11'0 (5.26m x 3.35m)

Representing the Lounge facilities, this well proportioned room exhibits decoration to include ceiling cornices, whilst the room features a wall mounted electric fire as the focal point together with a heating radiator, telephone and television points, an integral storage cupboard located within the stairwell,

Lounge Cont'd

..., together with a Northerly facing bow window frontage to the fore with open aspect and direct access through to the adjoining Kitchen/Dining room.

Kitchen/Dining Room

14'3 x 7'7 (4.34m x 2.31m)

The fully fitted Kitchen/dining room is furnished with a range of modern wall and floor mounted units having a white high gloss finish complete with contrasting stainless steel trims and polished granite effect preparation surfaces, accommodating a stainless steel sink unit and drainer with monobloc tap system, the plumbing for an automatic washing machine, integral stainless steel electric oven and co-ordinating electric hob, complete with a feature canopy with extractor unit over.

Kitchen/Dining Room Cont'd 1

The room also features a partial ceramic wall tile decoration and a laminate floor

finish,

Kitchen/Dining Room Cont'd 2

.....whilst benefiting from a high degree of natural light by virtue of a pleasing Southerly facing window frontage to the rear, together with Southerly facing UPVC 'French' style exterior doors, leading directly to the rear garden.

First Floor Landing

This particular element provides access to the loft space/roof void, bedrooms and bathroom/wc.

Bedroom 1

12'1 x 11'4 (3.68m x 3.45m)

The principal bedroom features a heating radiator

Bedroom 1 Cont'd

12'1 x 11'4 (3.68m x 3.45m)

....and a Northerly facing window frontage to the fore with open aspect.

BEDROOM 2

10'11 x 8'7 (3.33m x 2.62m)

The second bedroom features ceiling cornices, a heating radiator and a pleasing Southerly facing window frontage to the rear.

BATHROOM/WC

2.36m x 1.55m (7'9" x 5'1")

The fully fitted bathroom is furnished with a modern white suite, comprising a panel bath, complete with 'Triton' electric shower unit and a folding glazed shower screen, together with a wash hand basin set within a vanity unit and a low level w.c., complimented by a full wall tile decoration, a laminate floor finish, whilst having the additional commodity of a heating radiator.

GARDEN

FRONT - Easily maintained Northerly facing garden, laid to lawn, complete with



paved access leading to and from the adjacent pedestrian thoroughfare.

Rear Garden

Pleasant enclosed garden, benefiting from a Southerly facing aspect, having a timber fence boundary allowing direct access to the rear cul-de-sac and garage block.

GARAGE

Single garage located within a separate block off curtilage, complete with an 'up and over' garage door.

AGENTS COMMENTS

Representing a quality investment for those in search of a comfortable and well maintained home, ideally suited to the requirements of the first time purchaser, which is considered to exhibit a very high standard of accommodation throughout, as reflected within the permanent furnishings and interior decoration. The facilitation on offer includes 'combi' gas fired heating and domestic hot water systems, the former supplied by means of radiators; UPVC sealed unit double glazing, Cavity wall insulation; Comprehensive mains powered

TENURE

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

SURVEY AND VALUATION

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 Ian.B.Gardner BSc MRICS at our survey department on tel no.01670 737622.

MORTGAGE HOTLINE

At Ryedales we always aim to provide our

clients with a unique mortgage service, and have in association with the Tyneside Mortgage Advice Centre, created the Ryedales mortgage help line where you are able to obtain totally impartial, fully independent advice on all aspects of your mortgage. Your initial consultation is Free of Charge with no obligation. Ring STEVE LAING NOW ON 0191 2171086



