



### 3 bed terraced house to buy in

Thornley Avenue, Mayfield Dale,  
Cramlington, Northumberland, NE23 2BT

**£125,000** Starting Bid

x3 x1 x2

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms
- ✓ End Terrace
- ✓ Two Reception Rooms
- ✓ Ground Floor wc
- ✓ EPC Rating D

Allocated parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Fantastic home, located in the popular Mayfield Dale estate, Cramlington. Three bedroom end terrace home offering an exciting proposition for both families and first-time buyers.

Step through the main entrance and find yourself greeted by an inviting reception area designed with neutral tones giving a calming introduction to the house. The newly carpeted stairs lead to the first floor, showcasing three beautifully presented bedrooms. The rooms are versatile and can be personalised according to the needs of a growing family.

The well-appointed bathroom reiterates the modern theme running throughout this home, featuring a white suite with quality fixtures, chrome fittings and a bath with an overhead shower.

On the ground floor, the open-plan reception room provides a delightful spot to relax and unwind alone or enjoy quality time with family and guests. Space has been considerably distributed to comfortably accommodate both a dining area and living space.

The kitchen features ample storage, worktop space, and modern appliances. Adjacent to the kitchen is a compact utility area that will handle all your laundry needs with ease.

For those with a penchant for outdoor living, you'll appreciate the low maintenance back garden.

Set in the popular location of Mayfield Dale, the property also enjoys easy access to local amenities, schools, and public transport links.

Grab the opportunity to make this beautiful terraced house your home. For more information and viewings, please contact Pattinson Estate Agents.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: Terraced House

USPs: Garden

Parking: Allocated

Heating: Gas

## Entrance Hallway

Stairs to first floor, storage cupboard, central heating radiator.



## Lounge

4.06m x 6.31m (13'3" x 20'8")

Double glazed window, central heating radiator, feature fireplace.



## Dining Room

3.59m x 2.41m (11'9" x 7'10")

Double glazed window, central heating radiator.



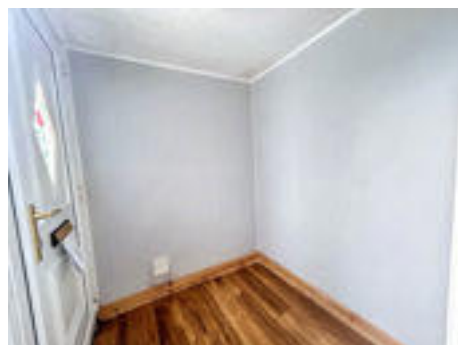
## Kitchen

3.18m x 2.47m (10'5" x 8'1")

Fitted with a range of wall base and drawer units with complementary work surfaces, sink with drainer and mixer tap, half tiled walls. Plumbed for washing machine, integrated electric oven and gas hob. Double glazed window, central heating radiator.



## Rear Porch



## Stairs To First Floor

Loft access.



## Bedroom One

3.65m x 3.62m (11'11" x 11'10")

Double glazed window, central heating radiator, fitted wardrobes.



## Bedroom Two

6.20m x 2.96m (20'4" x 9'8")

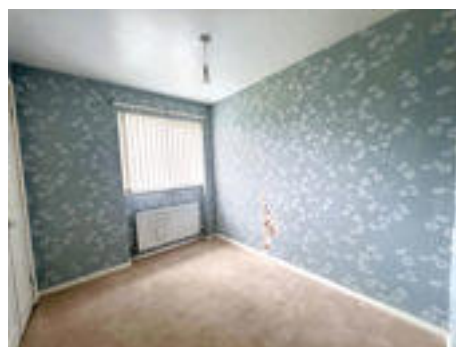
Double glazed window, central heating radiator.



## Bedroom Three

1.92m x 1.68m (6'3" x 5'6")

Double glazed window, central heating radiator, fitted wardrobes.



## Bathroom

1.92m x 1.68m (6'3" x 5'6")

Fitted with a panelled bath with shower over, hand wash basin, low level wc, double glazed window, central heating radiator.



## Externally

Externally to the rear is a generous garden with decked area.





| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            | 85        |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | 57                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

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Contact your local branch today for more information on this property:

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<https://www.alignsurveyors.co.uk/>

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