

FREEHOLD End Terraced Property



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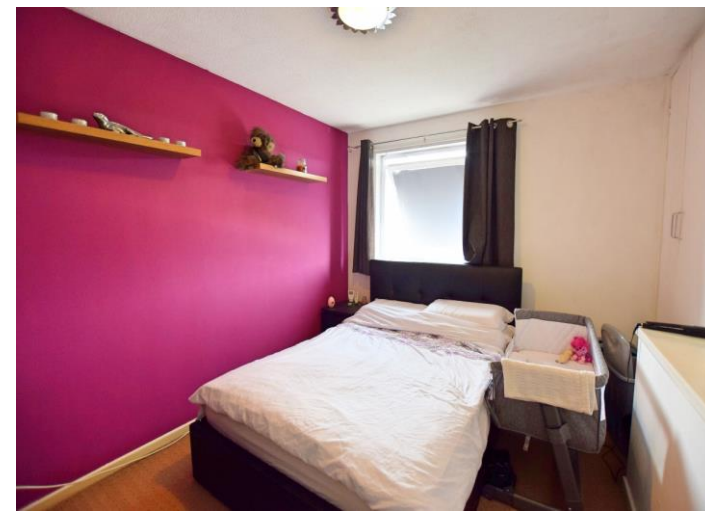
Key features

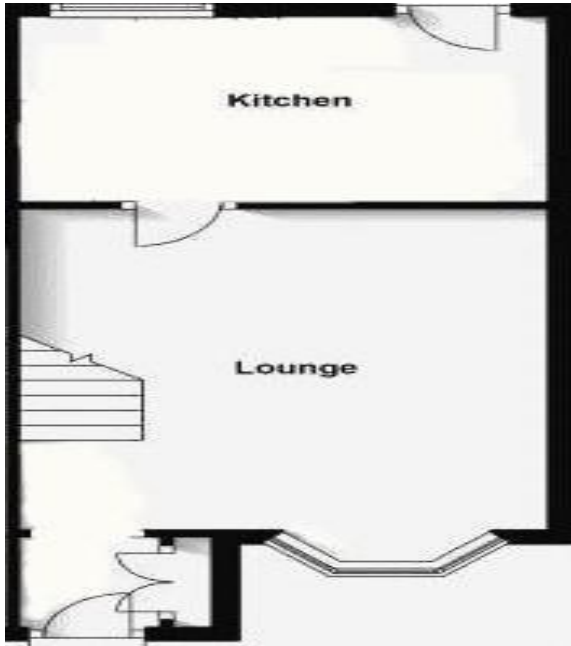
- **Well Presented Throughout**
- **Spacious Lounge**
- **Fitted Kitchen**
- **Two Bedrooms**
- **Family Bathroom**
- **Low Maintenance WEST FACING Rear Garden**
- **Double width Driveway**
- **Detached Garage**



This well presented two bedroom end terraced property situated in a popular area of Cramlington has many outstanding qualities and briefly comprises: entrance porch, lounge and kitchen to the ground floor with two bedrooms and the family bathroom to the first floor. Externally there is an enclosed low maintenance garden to the rear whilst to the front there is a gravelled area for parking and detached garage. This property would appeal to many buyers wanting to downsize, first time buyers or for investment purposes.

Call to View!





Ground Floor

The principal entrance to the home is fitted with an external composite part glazed door to the entrance porch with internal door leading directly into the lounge. The living accommodation includes: a spacious lounge with staircase leading to the first floor landing, bay window to the front elevation, beams to the ceiling and laminate flooring. The kitchen has a good range of shaker style wall and base units with contrasting laminate worktop and tiled splashback. Within the kitchen design has spaces for freestanding appliances such as: cooker, washing machine and fridge/freezer, there is also ceramic tiled flooring and external composite door to the rear garden.

First Floor

The first floor accommodates the family bathroom and two bedrooms. The master bedroom has fitted carpet, ceiling hatch to the part board loft and fitted wardrobes. The second bedroom has fitted carpet and overlooks the rear garden. The family bathroom has fully tiled walls with border, vinyl flooring, chrome radiator and has a white three piece bathroom suite which includes: low level w.c, pedestal wash hand basin and panelled bath with electric shower and screen.

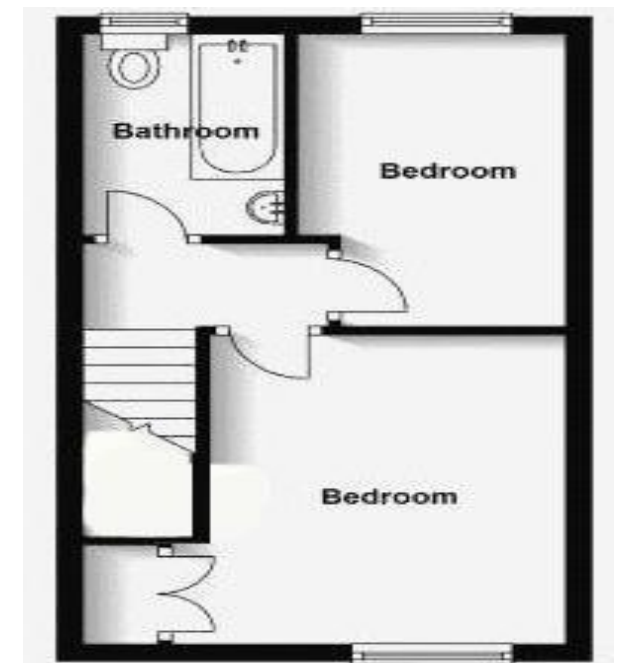
Living Room 17' 1" x 11' 6" (5.2m x 3.5m)

Kitchen 10' 2" x 11' 6" (3.1m x 3.5m)

Master Bedroom 10' 2" x 11' 6" (3.1m x 3.5m
excluding wardrobes)

Bedroom 2 10' 6" x 5' 3" (3.2m x 1.6m)

Family Bathroom 7' 7" x 5' 7" (2.3m x 1.7m)





Externally

To the front elevation there is dropped kerb allowing off street parking to the double width gravelled driveway with stepping stones leading to the entrance porch. Whilst to the rear there is an outside tap, secure low maintenance garden with paved patio, raised garden laid to lawn and decorative gravel leading to the gate located to the front elevation gate. In addition, there is also a detached garage.

Disclaimer

Whilst we endeavour to ensure our sales particulars are accurate and reliable, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by WalkersXchange therefore we cannot give a guarantee as to their operating ability or efficiency. All measurements have been taken as a guide to prospective buyers only.

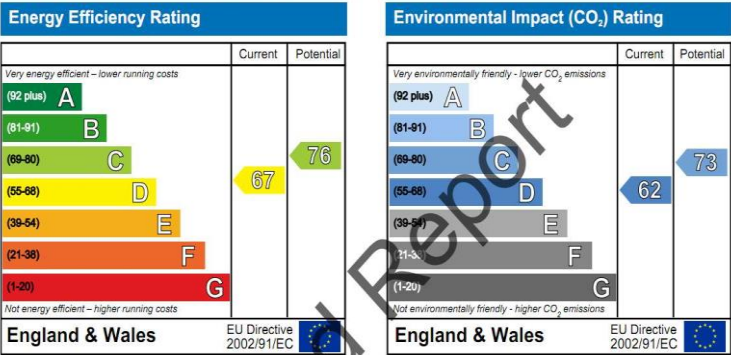


Energy Performance Certificate

19, Hayton Close
CRAMLINGTON
NE23 2FN

Dwelling type: Semi-detached house
Date of assessment: 16 February 2010
Date of certificate: 16 February 2010
Reference number: 9468-5078-6242-7620-4990
Type of assessment: RdSAP, existing dwelling
Total floor area: 49 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	327 kWh/m ² per year	234 kWh/m ² per year
Carbon dioxide emissions	2.7 tonnes per year	1.9 tonnes per year
Lighting	£50 per year	£25 per year
Heating	£390 per year	£312 per year
Hot water	£122 per year	£94 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.