



## Strother Way Cramlington

- Semi Detached House
- Three Bedroom
- Open Plan Living
- Two Car Driveway
- EPC:B/Council Tax:B/ Freehold

**£180,000**



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# Strother Way

## Cramlington

### Entrance

UPVC entrance door, double glazed window, radiator.

### Cloaks

Low level wc, wash hand basin, double glazed window.

### Lounge 17'007ft x 23'09ft (5.36m x 7.24m)

Double glazed French doors to rear, two radiators, laminate floor, storage cupboard, open plan to:

### Kitchen

Double glazed window to front, fitted with a range of wall, floor and drawer units with co-ordinating work top surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, 5 ring gas hob with extractor fan above, space for fridge/freezer, integrated dishwasher.

### First Floor Landing

Loft access, built in storage cupboard housing combi boiler.

### Loft

Boarded, pull down ladders, lighting.

### Bedroom One 9'05ft x 10'03ft + alcove (2.87m x 3.12m)

Double glazed window to front, radiator, laminate flooring.

### Bedroom Two 9'05ft x 11'03ft (2.87m x 3.43m)

Double glazed window to the rear, single radiator, laminate flooring.

### Bedroom Three 7'03ft x 8'01ft (2.21m x 2.46m)

Double glazed window to rear, radiator, laminate flooring.

### Bathroom 6'07ft x 8'02ft (2.00m x 2.48m)

Three-piece white suite comprising of; panelled bath with electric shower over, pedestal wash hand basin, low level wc, double glazed window, heated towel rail, part tiling to walls, extractor fan, vinyl floor.

### External

Multi car drive to front. Rear garden laid to lawn, patio area, water tap, raised planters.

### PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: Double driveway

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

National House Building (NHBC) ends in Dec 2026.

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

### COUNCIL TAX BAND: B

### EPC RATING: B

BD007899CM.SO.7.3.24.V.2

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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