



## Rouen Crescent Cramlington

- Semi Detached Townhouse
- Three Bedroom
- Ideal first time buy
- Multi car parking
- EPC:B/ Council Tax:B/ Freehold

**Offers In Excess Of £210,000**



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# Rouen Crescent

## Cramlington

### Entrance

UPVC Entrance door.

### Entrance Hallway

Stairs to first floor landing.

### Cloaks

Low level wc, pedestal wash hand basin, laminate flooring, part tiling to walls, single radiator, spotlights.

### Lounge 13'9ft x 10'4ft (4.19m x 3.15m)

Double glazed window to front, television point, door to kitchen/diner.

### Kitchen/ Dining Room 13'4ft max x 12'10ft into recess (4.09m x 3.91m)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer, washing machine and dishwasher, laminate flooring, spotlights, double glazed patio doors to rear.

### First Floor Landing

Double glazed window to side, single radiator.

### Bedroom Two 11'7ft + wardrobes x 8.4ft (3.53m x 2.54m)

Double glazed window to rear, fitted wardrobes, built in cupboard.

### Bedroom Three 8'9ft x 7'0ft (2.67m x 2.13m)

Double glazed window to front.

### Third Floor Landing

Loft access.

### Bedroom One 13'5ft max into stairs x 15.4ft into recess (4.1m x 4.6m)

Double glazed window to front and side, double radiator, fitted wardrobes, television point, stairs to third floor.

### En-Suite

Velux window to rear, low level wc, pedestal wash hand basin, extractor fan, shower cubicle (mains shower), part tiling to walls heated towel rail, spotlights, laminate floor.

### Bathroom

Three-piece white suite comprising of; panelled bath, pedestal wash hand basin, low level wc, spotlights, heated towel rail, part tiling to walls, part mirror, laminate flooring, extractor fan.

### External

Front Garden laid mainly to lawn, bushes and shrubs, multi car driveway. South facing rear garden laid mainly to lawn, garden shed.

### PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: no

Parking: 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.

*Fees associated with the sale of the property: RGS management maintenance charged every 6 months, currently it is £106.06 per year.*

### 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

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

