



Baroney Way Cramlington

An ideal first time buy, this larger style townhouse is ready to view now. Close to the town centre in Cramlington, the property offers a fantastic range of schools, shops, supermarkets and amenities and is only a short walk to nearby road and rail links. With modern presentation throughout the property is fully double glazed and has gas central heating and comprises briefly; entrance porch, a good size lounge, downstairs w.c, a white high gloss kitchen diner with French doors to the low maintenance rear garden, stairs to the first floor landing, two double bedrooms (bed 2 used as a further reception room) bathroom, stairs to the second floor landing where you will find a generous master bedroom with recently added storage and wardrobes. The property has an allocated parking bay/drive to the rear and handy side access to the front of the property. Early viewings are strongly advised to avoid disappointment.

£200,000



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Baroney Way

Cramlington NE23 1AU

Entrance Porch

Via composite door.

Downstairs wc

Low level wc, wash hand basin, laminate flooring, single radiator.

Lounge 14'11ft x 11'10ft max (4.55m x 3.63m)

Double glazed window to front, double radiator, laminate floor.

Kitchen 11'10ft x 8'10ft (3.61m x 2.69m)

Double glazed window to rear, double radiator, fitted with a 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, laminate flooring, spotlights, double glazed patio doors to the rear.

Loft

Partially boarded, top landing storage space.

Bedroom One 20'11ft x 11'11ft (6.38m x 3.63m)

Two skylights, single radiator, loft access, storage cupboard, wardrobes.

Bedroom Two 10'04ft max x 11'11ft (3.15m x 3.63m)

Two double glazed windows to front, single radiator.

Bedroom Three 8'11ft x 11'10ft (2.72m x 3.61m)

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

Bathroom 5'08ft x 7'11ft (1.73m x 2.41m)

Three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, single radiator, mirror, extractor fan.

External

Low maintenance rear garden, patio area. Allocated parking bay to front.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: fibre

Mobile Signal Coverage Blackspot: No

Parking: allocated parking space & communal parking

National House Building (NHBC) – 6 years remaining

Vendor has advised, the property has spray foam in the roof space.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

BD008451CM/SO.3.4.25.V.1



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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