



Mallard Street, Barley Meadows | Cramlington | NE23 6DA

Offers In Excess Of £225,000

Stunning townhouse located in extremely popular Barley Meadows estate recently built in Cramlington with excellent transport links and amenities close by. The home has been well maintained and cared for and is like it was new. The first floor has lounge, kitchen/diner and downstairs cloaks. To the first floor it has two bedrooms and a family bathroom and the top floor offers a bedroom with en-suite and ample storage. Externally the home offers double driveway to the front with a generous enclosed rear garden. Viewing is a must to appreciate this lovely home.

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Semi Detached Town House

Double Driveway

Popular Barley Meadows

Enclosed Rear Garden

Three Bedrooms

Freehold

Ensuite

EPC:B/ Council Tax:B

For any more information regarding the property please contact us today

Entrance

Via Composite door.

Entrance Hallway

Stairs to first floor landing, single radiator.

Downstairs Wc 2.84ft x 5.64ft

Low level wc, pedestal wash hand basin, single radiator, spotlights

Lounge 10.39ft x 13.92ft (3.12m x 4.19m)

Double glazed window to the front, double radiator, television point.

Kitchen/Dining Room 13.47ft x 10.02ft (4.06m x 3.10m)

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, integrated fridge/freezer, washing machine and dishwasher, vinyl flooring, spotlights, double glazed patio doors to rear.

First Floor Landing

Double glazed window to the side.

Bedroom Two 13.42ft x 8.42ft (4.06m x 2.54m)

Double glazed window to the rear, double radiator.

Bedroom Three 9.05ft x 7.05ft (2.87m x 2.26m)

Double glazed window to front, single radiator.

Bathroom 6.30ft x 7.03ft (1.91m x 2.21m)

Three piece suite in white comprising of; panelled bath, pedestal wash hand basin, low level wc, spotlights, single radiator, part tiling to walls, vinyl flooring, extractor fan.

Second Floor

Loft access

Bedroom One 10.07ft x 11.58ft (3.22m x 3.51m) Top Floor

Double glazed window to rear and side, double radiator, fitted wardrobes and drawers, built in cupboard.

En-Suite 6.06ft x 6.43ft (1.98m x 1.93m)

Double glazed velux window to the rear, low level wc, pedestal wash hand basin, shower cubicle with mains shower, extractor fan, part tiling to walls, vinyl flooring, spotlights.

External

Low maintenance front garden, driveway.

Rear garden mainly laid to lawn, patio area, garden shed.

T: 01670531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Driveway

3 years remaining on NHBC guarantee.

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.

Estate management charge approx. £100 per annum.

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



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.