



Oasby Close | Bedlington | NE231AG

Offers In Excess Of £175,000

Located on the popular St Nicholas Manor right in the centre of Cramlington, this three bedroom two story townhouse sits in a really quiet yet convenient spot. All amenities, road, rail and public transport links are right on your doorstep and there is a great range of shops and facilities to make sure your day to day life sit conveniently on your doorstep, whilst being tucked out of the way for that little bit of peace and quiet.

The property briefly comprises of entrance hall, kitchen/family room with patio doors leading to the enclosed south facing garden and a handy downstairs cloakroom. Stairs from the entrance hall lead to the first floor where you will find both a double and single bedroom with a modern family bathroom. There are further stairs to the second floor leading to master bedroom with great natural light from the two skylights and a really handy storage cupboard on the small landing outside.

The front of the property offers a designated parking spot with further parking available to the front and on street. The rear garden is fully fenced and enclosed and is of a sunny aspect. There is a nicely placed covered wooden gazebo area at the far end of the garden and some attracting wooden planters.

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Town House

South Facing Garden

Three Bedroom

Parking Bay

Downstairs Wc

Freehold

Popular Location

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, laminate flooring, single radiator.

Downstairs wc

Low level wc, pedestal wash hand basin, extractor fan, part tiling to walls, single radiator.

Lounge/ Kitchen – Open Plan 8.81ft x 21.72ft (2.68m x 6.62m)

Double glazed patio doors to rear, two single radiators.

Kitchen

Double glazed window to front, single 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 fan assisted oven, gas hob with extractor fan above, space for fridge freezer, plumbed for washing machine, spotlights.

Bedroom Two 7.77ft x 12.14ft (2.36m x 3.70m)

Double glazed window to rear, single radiator.

Bedroom Three 5.58ft x 7.81ft (1.70m x 2.38m)

Twp double glazed windows to front, single radiator, fitted wardrobes and drawers,

Top Landing

Built in storage cupboard.

Bedroom One 18.22ft x 8.77ft (5.55m x 2.67m)

Two Velux windows, single radiator, loft access.

Bathroom 5.95ft x 5.56ft (1.81m x 1.69m)

Three piece white suite comprising of panelled bath with electric shower over, pedestal wash hand basin, low level wc, single radiator, part tiling to walls, extractor fan.

External

Allocated parking to front. Low maintenance garden to front, artificial grass, bushes and shrubs, pergola.

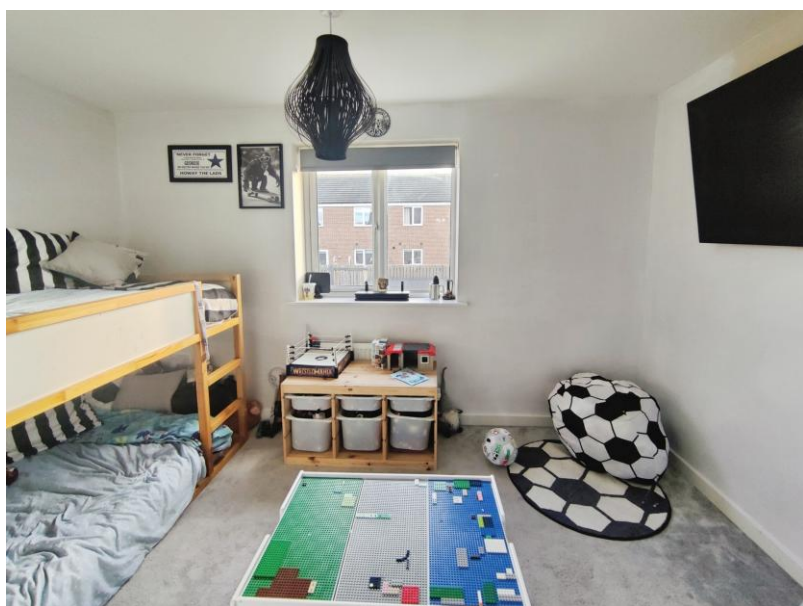
Outhouse

Power and lighting.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: fibre to premises
Mobile Signal Coverage Blackspot: Yes
Parking: Allocated parking bay and communal parking.

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.

ACCESSIBILITY

Suitable for wheelchair users. Level access, ramped access and wide doorways.

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

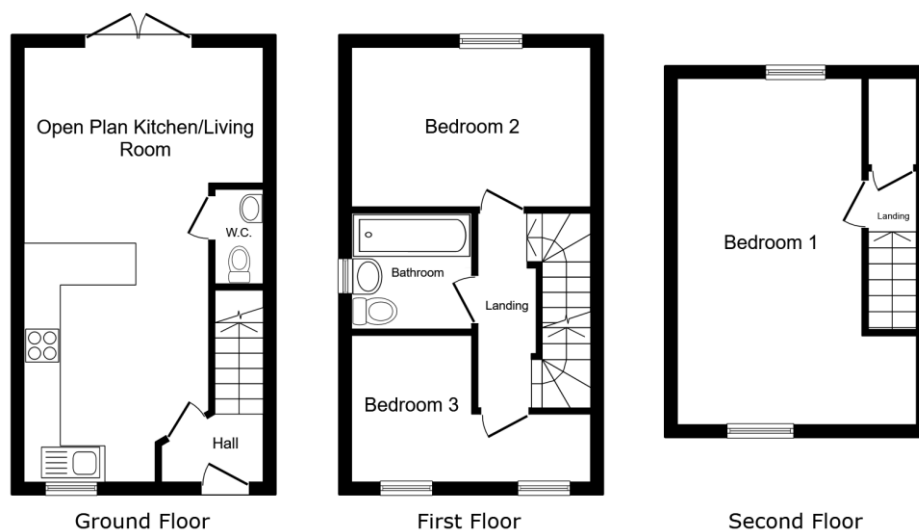
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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