



Barbary Way | Cramlington | NE23 6BP

£219,995

Located in the popular residential area of Barley Meadows in Cramlington this fabulous town house will appeal to most buyers. Close to local amenities and excellent transport links this is a must view. Ground floor offers lounge, kitchen/diner and downstairs cloaks. The first floor has two bedrooms and a family bathroom and the second floor has master bedroom with ensuite. Externally two parking spaces to the front and an enclosed rear garden. Call 0167053114 to book your viewing.

**3****1****2****Semi Detached Town House****Low maintenance Garden****Three Bedroom****Driveway****Downstairs Wc****Freehold****En-Suite****EPC: B/ Council Tax:B****For any more information regarding the property please contact us today****PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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.

3.5 years remaining - National House Building (NHBC)**ACCESSIBILITY**

Suitable for wheelchair users, level access.

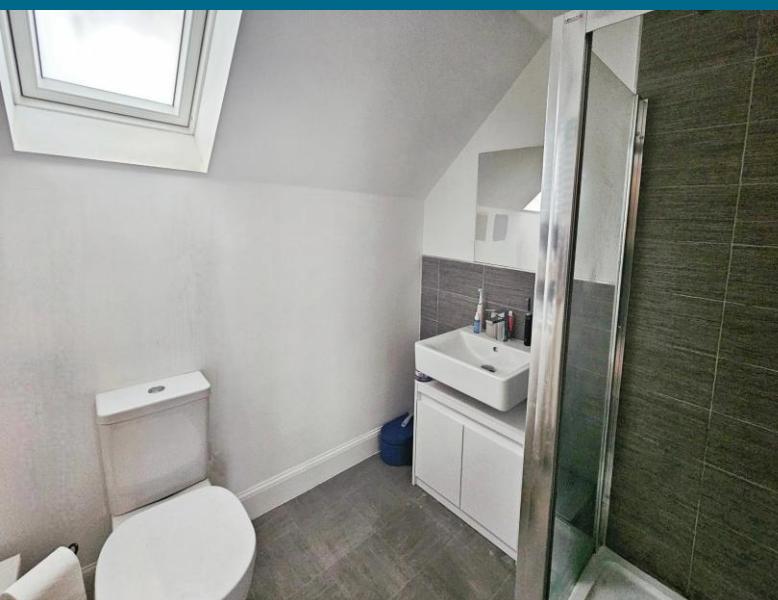
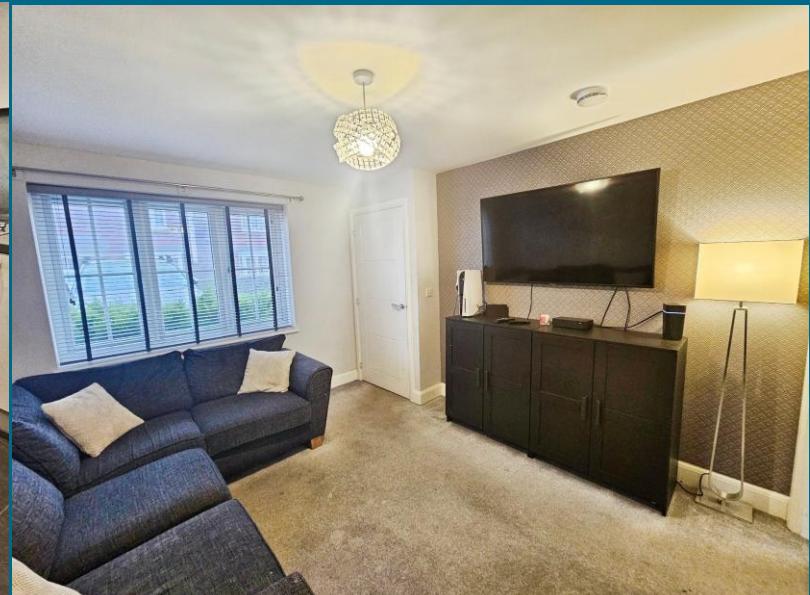
TENURE

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

Management charge for estate: £65 - 6 monthly

COUNCIL TAX BAND: B**EPC RATING: B**

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T: 01670 531114
Bedlington@rmsestateagents.co.uk

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Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, single radiator.

Downstairs Wc 2.84ft x 5.64ft (0.86m x 1.71m)

Low level wc, pedestal wash hand basin, extractor fan, double glazed window, part tiling to walls.

Lounge 10.38ft x 14.67ft (3.16m x 4.47m)

Double glazed window to front, double radiator, telephone point.

Kitchen 13.53ft x 10.27ft (4.12m x 3.13m)

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 and dishwasher, plumbed for washing machine, tiling to floor, spotlights, double glazed patio doors to rear.

First Floor Landing

Double glazed window to side.

Bedroom Two 11.70ft x 8.46ft (3.56m x 2.57m)

Double glazed window to rear, double radiator, built in cupboard.

Bedroom Three 8.90ft x 7.03ft (2.71m x 2.14m)

Double glazed window to front, double radiator.

Second Floor Landing

Bedroom One 15.66ft x 10.47ft (4.77m x 3.19m)

Double glazed window to front and side, double radiator, fitted wardrobes and drawers, television point, loft access.

En-Suite 6.46ft x 6.08ft (1.96m x 1.85m)

Skylight, low level wc, extractor fan, shower cubicle (mains shower), part tiling to walls, heated towel rail, spotlights, tiling to floor.

Bathroom

Double glazed window to rear, panelled bath, pedestal wash hand basin, low level wc, spotlights, single radiator, part tiling to walls, tiled flooring, extractor fan.

External

Block paved driveway to front. Low maintenance rear garden, artificial grass, patio decking area, garden shed.

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.

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.

