



Bardney Court | Cramlington | NE23 1AF

**£220,000**

Located in the popular St Nicholas Manor Estate in Cramlington with excellent transport links and amenities and your doorstep, this well presented semi detached house is a must to view. Updated by the current vendor the property offers lounge, kitchen/diner, and downstairs cloaks, the first floor has three bedrooms master with en-suite and a family bathroom. Externally the home has off street parking for two cars and a private updated rear garden. early viewing would be advised.

ROOK  
MATTHEWS  
SAYER

**3****1****1****Semi Detached House****No Onward Chain****Three Bedroom****Off Street Parking****En-Suite To Master****Freehold****Downstairs Wc****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, feature radiator.

Downstairs Wc 3.00ft x 6.17ft (0.91m x 1.88m)

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

Lounge 14.27ft x 11.74ft (4.34m x 3.57m)

Double glazed window to front, single radiator, built in storage cupboard, television point.

Kitchen 15.23ft x 9.58ft (4.64m x 2.91m)

Double glazed window to rear, 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 electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, integrated dishwasher, plumbed for washing machine, laminate flooring, spotlights, double glazed patio doors to rear.

**First Floor Landing**

Loft access, built in storage cupboard.

**Loft**

Boarded, pull down ladders, lighting and power.

Bedroom One 9.40ft x 9.70ft (2.86m x 2.95m)

Double glazed window to front, single radiator, built in cupboard, television point.

En-Suite 6.04ft x 5.33ft (1.84m x 1.62m)

Double glazed window to front, low level wc, wash hand basin (set in vanity unit), shower cubicle (mains shower), extractor fan, tiling to walls, heated towel rail, laminate flooring.

Bedroom Two 9.00ft x 7.64ft (2.74m x 2.32m)

Double glazed window to rear, single radiator.

Bedroom Three 6.03ft x 7.63ft (1.83m x 2.32m)

Double glazed window to rear, single radiator.

Bathroom 5.95ft x 5.57ft (1.81m x 1.69m)

Three piece white suite comprising; panelled bath with electric shower over, low level wc, double glazed window to side, heated towel rail, part tiling to walls, laminate flooring, extractor fan.

**External**

Driveway to front. Rear garden laid mainly to lawn, patio area, water tap, garden shed.



## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Cabinet

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.

## ACCESSIBILITY

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 – TBC once estate is complete.**

## COUNCIL TAX BAND: B

## EPC RATING: C

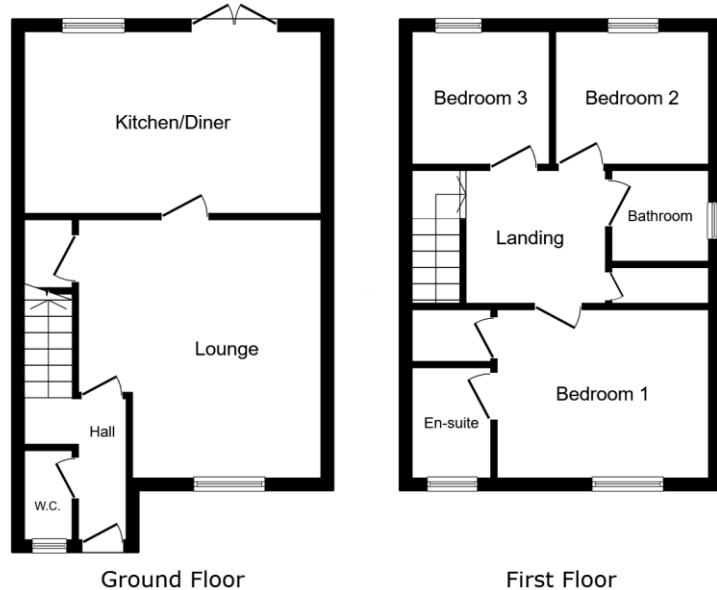
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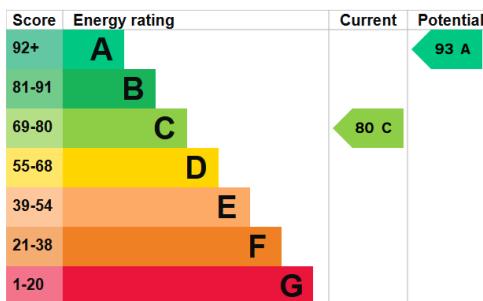
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