



Claxby Grove| Cramlington | NE23 1AP

Offers In Excess Of £195,000

Located in the popular St Nicholas Manor estate in Cramlington with excellent transport links and amenities close by this lovely town house will appeal to most buyers. It offers three level living with the lounge, kitchen/diner and cloakroom being on the ground floor, the first floor has two bedrooms and a family bathroom and the 2nd floor offers a master bedroom. Externally it has allocated parking to the front and the rear has a well-maintained garden. Viewing is essential to appreciate this lovely home.

**3****2****1****Semi Detached Town House****Downstairs Wc****Three Bedroom****Excellent First time Buy****Downstairs Wc****Freehold****Popular Estate****EPC: B/ Council Tax:B****For any more information regarding the property please contact us today****Entrance**

Via composite door.

Downstairs 4.32ft x 3.63ft (1.31m x 1.10m)

Low level wc, floating wash hand basin, laminate flooring, extractor fan, spotlights.

Lounge 14.87ft x 11.86ft (4.53m x 3.61m)

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

Kitchen 11.85ft x 8.62ft (3.61m x 2.62m)

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, space for fridge freezer, plumbed for washing machine, laminate flooring, breakfast bar, spotlights, double glazed patio doors to rear.

First Floor Landing

Single radiator.

Bedroom Two 11.86ft x 10.60ft (3.61m x 3.23m)

Two double glazed windows to front, single radiator, television point.

Bedroom Three 11.88ft x 8.89ft (3.62m x 2.70m)

Double glazed window to rear, single radiator.

Bathroom 7.91ft x 5.59ft (2.41m x 1.70m)

Panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to side, heated towel rail, part tiling to walls, laminate flooring, extractor fan.

Second Floor Landing

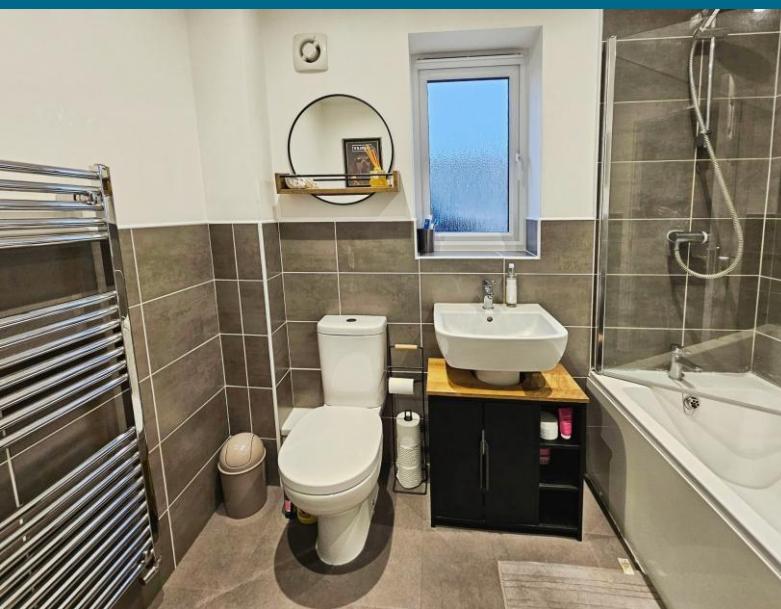
Storage cupboard

Bedroom One 21.46ft x 11.77ft (6.54m x 3.58m)

Velux window to front and rear, single radiator.

External

Parking to front, allocated parking bay. Low maintenance garden to rear, laid mainly to lawn, patio area, screen fencing, garden shed.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: driveway/ allocated parking bay

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.

4 years remaining - National House Building (NHBC)

ACCESSIBILITY

Suitable for wheelchair users, wide doors.

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: TBC once estate is finished.

COUNCIL TAX BAND: B

EPC RATING: B

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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.

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