



Rouen Crescent | Cramlington | NE23 6FE

# Offers In Excess Of £225,000

Located in the popular residential area of barley meadows in Cramlington with excellent transport links to the A189 and amenities close by this is a must view property. The three story town house is presented immaculately and will appeal to most buyers. The ground floor has lounge, kitchen/diner and Wc cloaks. The first floor offers two bedrooms and a family bathroom and the 2nd floor has a master bedroom with built in robes and ensuite. Externally it has double driveway to the front and landscaped garden with patio and decking area to the rear. Viewing is highly recommended to appreciate this delightful home.

**RMS** | Rook  
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**Semi Detached House**

**Driveway**

**Three Bedroom**

**Kitchen/Diner**

**Downstair Wc**

**Freehold**

**En-Suite To Master**

**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.

**6 years remaining on NHBC warranty**

**ACCESSIBILITY**

Level access, ramped 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

**COUNCIL TAX BAND: B**

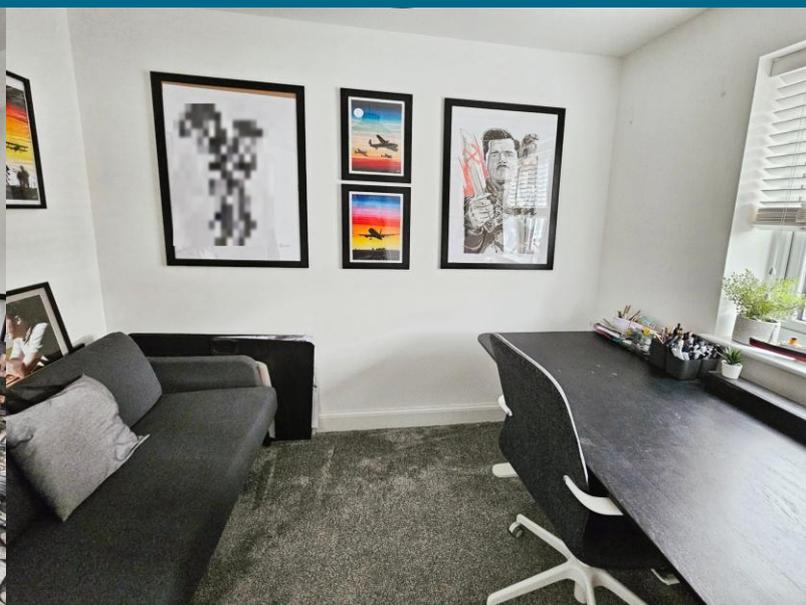
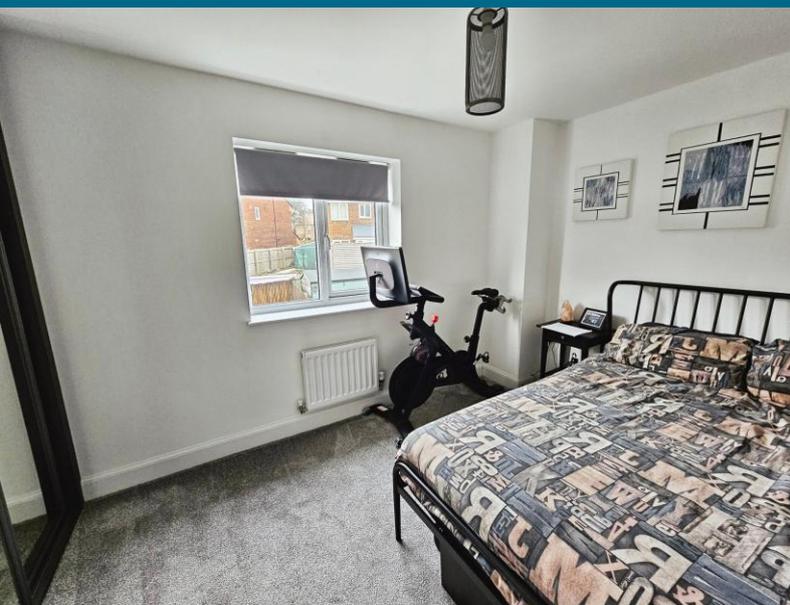
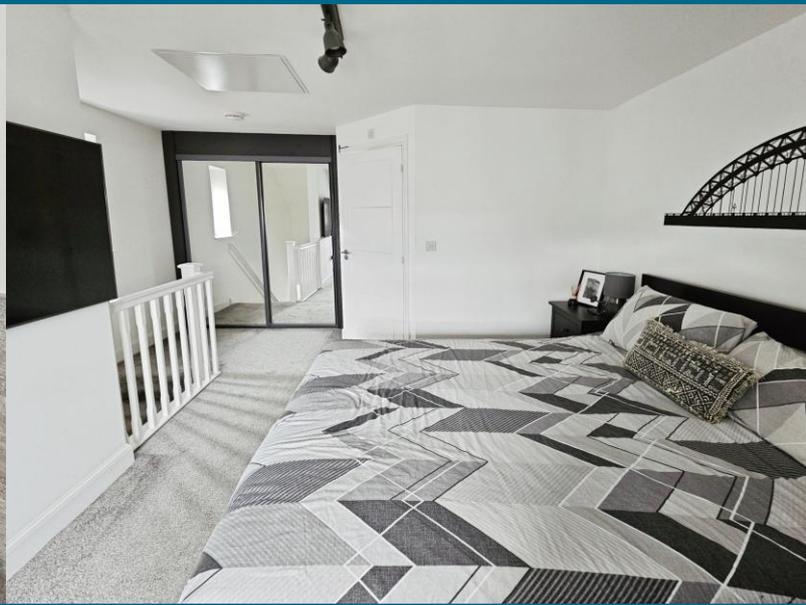
**EPC RATING: B**

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### Entrance

Via composite door.

### Entrance Hallway

Stairs to first floor landing, single radiator.

### Downstairs Wc 5.42ft x 2.82ft (1.65m x 0.85m)

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

### Lounge 10.21ft x 14.27ft (3.11m x 4.34m)

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

### Kitchen 13.52ft x 9.98ft (4.12m x 3.04m)

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, electric hob with extractor fan above, integrated fridge freezer and dishwasher, plumbed for washing machine, laminate flooring, spotlights, double glazed patio doors to rear.

### Bedroom Two 11.06ft x 8.56ft (3.37m x 2.60m)

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

### Bedroom Three 7.03ft x 9.66ft (2.14m x 2.94m)

Double glazed window to front, single radiator.

### Top Floor - Bedroom One 15.09ft x 13.39ft (4.59m x 4.08m)

Double glazed window to front, single radiator, fitted wardrobes and drawers, television point.

### Top Floor - En-Suite 6.10ft x 6.50ft (1.85m x 1.98m)

Velux window, low level wc, floating pedestal wash hand basin, double radiator, shower cubicle (mains shower), part tiling to walls, spotlight's, laminate flooring.

### Bathroom 6.90ft x 6.27ft (2.10m x 1.91m)

Three piece white suite comprising of; panelled bath, floating pedestal wash hand basin, low level wc, single radiator, extractor fan.

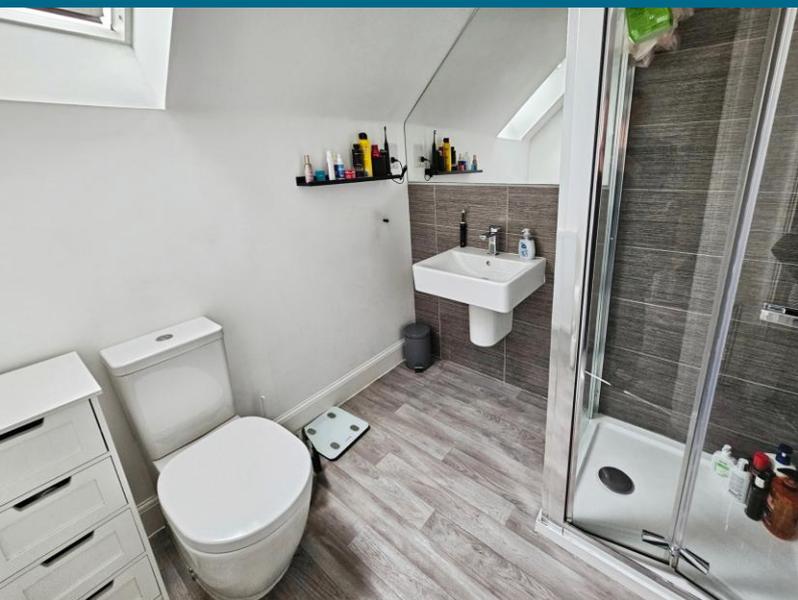
### External

Driveway to front. Low maintenance rear garden, laid mainly to lawn, patio area, decking area.

| 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 relation to this property.

**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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