



Baroney Way | Cramlington | NE23 1BG

£210,000

Immaculately presented, this three-bedroom semi-detached home is situated within the highly sought-after St Nicholas Manor estate in Cramlington. Ideally located, the property offers excellent access to Manor Walks Shopping Centre, as well as convenient local transport links.

Designed for modern living, the ground floor features a welcoming lounge that flows seamlessly into a stylish kitchen diner. French doors open out onto a superb rear garden, creating a perfect space for both relaxing and entertaining.

To the first floor, there are three well-proportioned bedrooms, including a spacious master bedroom with its own ensuite, alongside a contemporary family bathroom.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

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Semi Detached House

Allocated Parking

Three Bedroom

Landscaped Rear Garden

Downstairs 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

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

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.

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 – approx. £97 per annum

COUNCIL TAX BAND: B

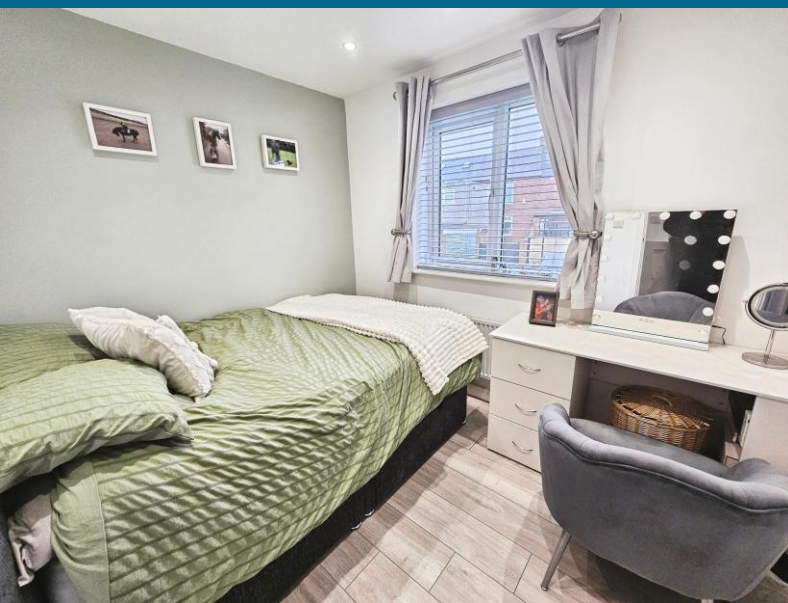
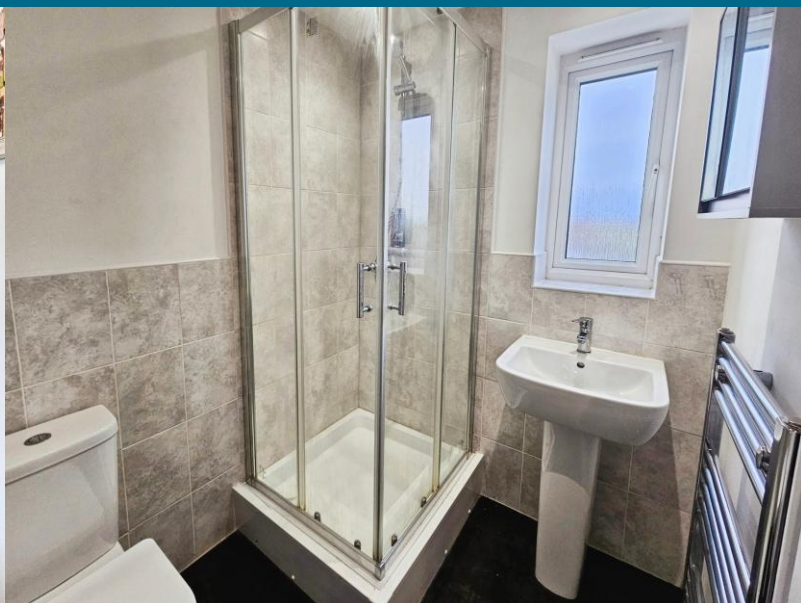
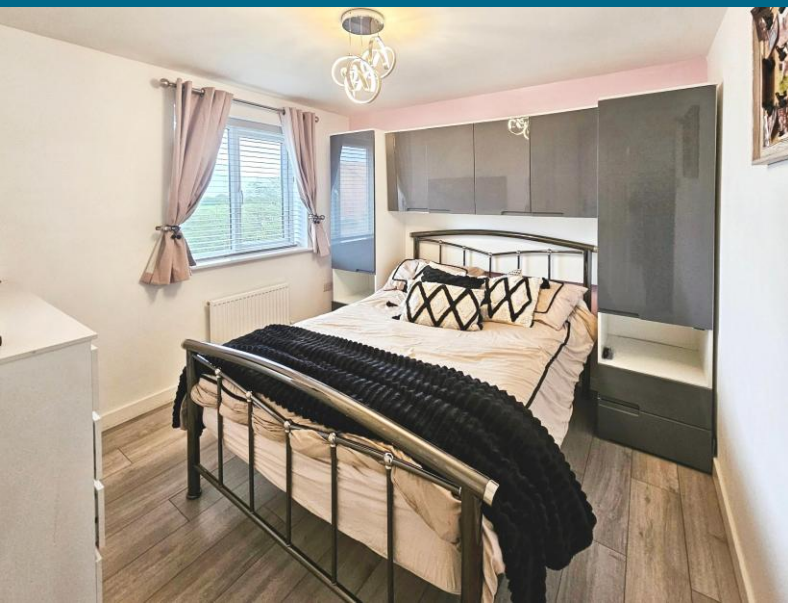
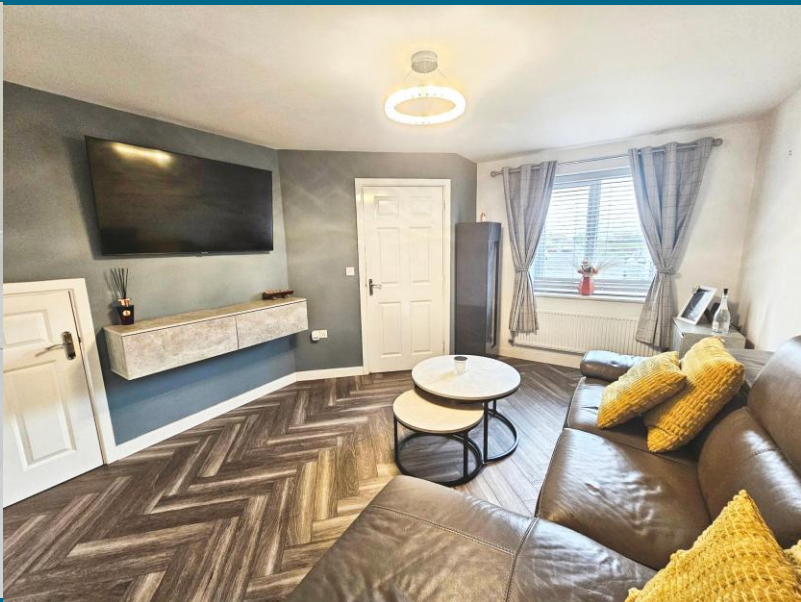
EPC RATING: B

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Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing.

Downstairs Wc 5.54ft x 2.97ft (1.68m x 0.90m)

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

Lounge 12.00ft x 9.75ft (3.65m x 2.97m)

Double glazed window, television point.

Kitchen 15.16ft x 8.71ft (4.62m x 2.65m)

Double glazed window to rear, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric double oven, gas hob with extractor fan above, integrated fridge, freezer, washing machine and dishwasher, tiling to floor, spotlights, double glazed patio doors to rear.

First Floor Landing

Loft access, built in storage cupboard.

Loft

Partially boarded, pull-down ladders.

Bedroom One 11.71ft x 9.61ft (3.56m x 2.92m)

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

En-Suite 6.58ft x 5.28ft (2.00m x 1.60m)

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

Bedroom Two 7.47ft x 9.20ft (2.27m x 2.80m)

Double glazed windows to rear, single radiator, spotlights.

Bedroom Three 7.45ft x 5.81ft (2.27m x 1.77m)

Double glazed window to rear, single radiator.

Bathroom 6.07ft x 5.94ft (1.85m x 1.81m)

Three piece white suite comprising of; panelled bath, low level wc, double glazed window to side, heated towel rail, extractor fan.

External

Low maintenance to front.

Rear garden laid to lawn – artificial grass, patio area.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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