



Merganser Crescent | Cramlington | NE23 6FF

Offers In Excess £360,000

Located on the ever-popular Barley Meadows Estate in Cramlington, with excellent transport links and local amenities nearby, this fantastic home is sure to appeal to a wide range of buyers. Immaculately presented throughout, this four-bedroom detached property is a true must-view.

The ground floor briefly comprises a spacious lounge, a modern kitchen diner, and a convenient downstairs cloakroom. To the first floor are four well-proportioned bedrooms, including a master bedroom with ensuite, and second bedroom also having an ensuite. plus, a stylish family bathroom.

Externally, the property benefits from open views to the rear, while to the front there is a garage and off-street parking.

Early viewing is highly recommended. Please contact us today to arrange your appointment.

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Detached House

Garage & Driveway

Four Bedroom

Sought After Estate

En-Suites To Two Bedrooms

Freehold

Downstairs Wc

EPC:B / Council Tax:D

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: Garage, Driveway & EV Charging point

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.

2 ½ years remaining on NHBC guarantee

Management charge for estate - £70 every 6 month

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes, **Parking Boats, Caravans or Mobile Homes on Site**

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: yes, Next door are extending into the garden (single storey, not up to boundary line), no impact on this property including sun into garden, noise etc.

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

COUNCIL TAX BAND: D

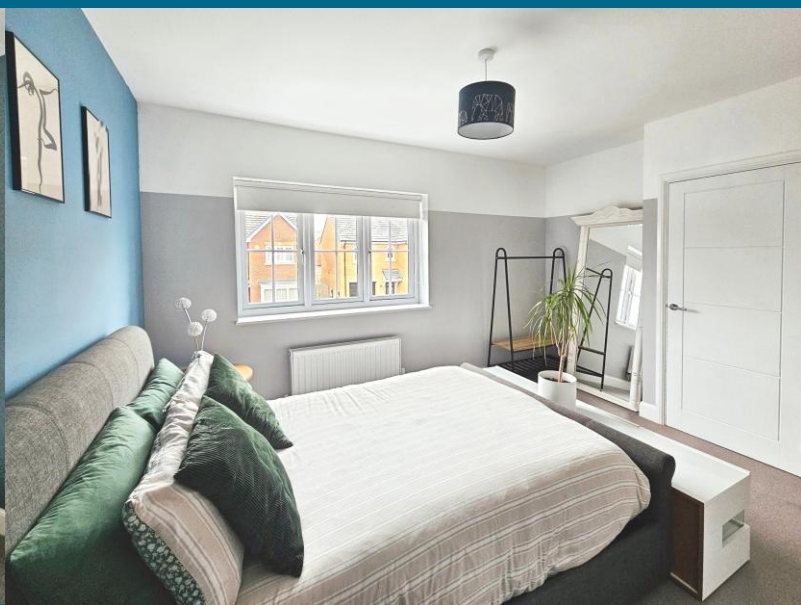
EPC RATING: B

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Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, laminate flooring, double radiator.

Downstairs Wc 3.13ft x 6.65ft (0.95m x 2.02m)

Low level wc, pedestal wash hand basin, laminate flooring, extractor fan, part tiling to walls, spotlights, double radiator.

Lounge 21.95ft x 10.57ft (6.69m x 3.22m)

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

Kitchen 20.40ft x 9.98ft (6.21m 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, upstands, built in electric double oven, gas hob with extractor fan above, integrated fridge freezer, dishwasher, laminate flooring, spotlights, double glazed patio doors to rear.

Utility Room

Double glazed door to rear, fitted base units, plumbed for washing machine, double radiator, laminate flooring, extractor fan, door to garage.

First Floor Landing

Loft access, built in storage cupboard, double radiator.

Bedroom One 14.66ft x 10.83ft (4.46m x 3.30m)

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

En- Suite 7.47ft x 4.56ft (2.27m x 1.38m)

Double glazed window to side, low level wc, floating wash hand basin, extractor fan, shower cubicle (mains), part tiling to walls, spotlights, laminate flooring, double radiator.

Bedroom Two 12.13ft x 10.36ft (3.69m x 3.15m)

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

En-Suite 5.06ft x 5.85ft (1.54m x 1.78m)

Double glazed window to side, low level wc, floating wash hand basin, shower, double radiator.

Bedroom Three 10.98ft x 9.04ft (3.34m x 2.75m)

Double glazed window to rear, double radiator.

Bedroom Four 9.88ft x 8.25ft (3.01m x 2.51m)

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

Bathroom 7.05ft x 6.35ft (2.14m x 1.93m)

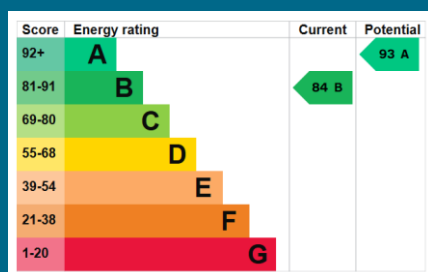
Three-piece white suite comprising of; panelled bath, floating wash hand basin, low level wc, spotlights, double glazed window to rear, double radiator, part tiling to walls, laminate flooring, extractor fan.

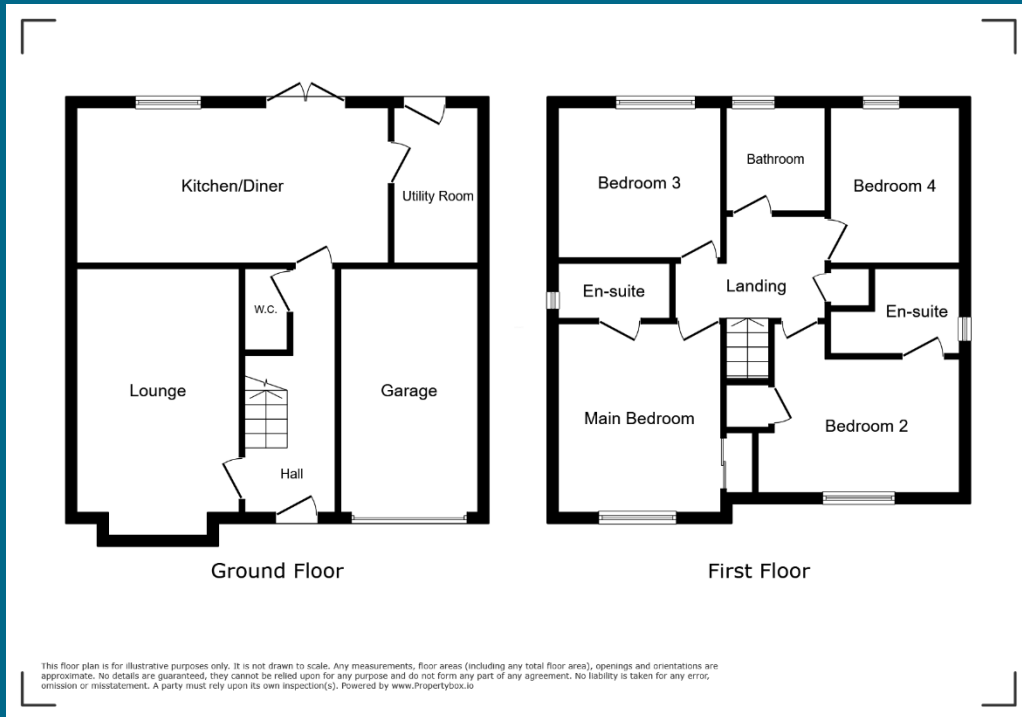
External

Front garden, laid mainly to lawn, driveway leading to garage. Rear Garden laid mainly to lawn, patio area, flower beds, screen fencing, gravelled area.

Garage

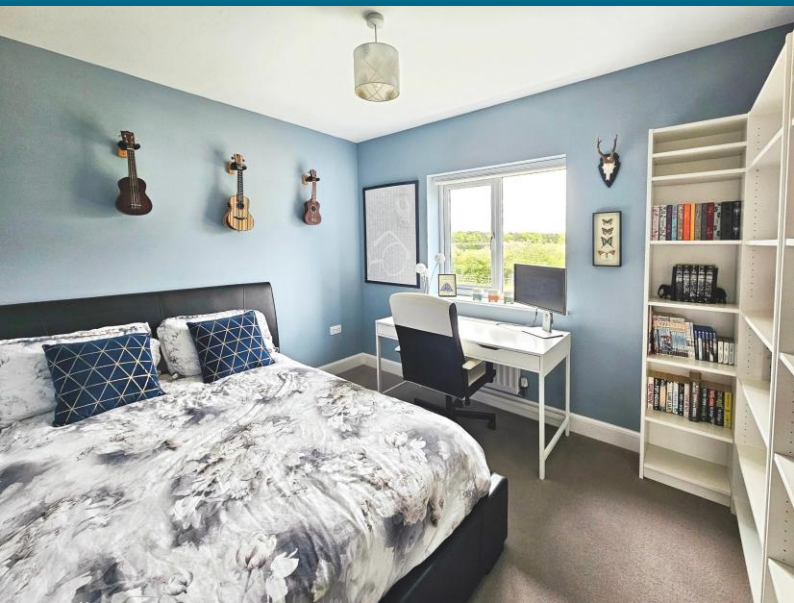
Attached single garage, up and over door, power and lighting.





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.



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