



## Baroney Way Cramlington

- Three Storey Townhouse
- Three Bedrooms
- Perfect First Time Buy
- Close To Train Station
- Modern Presentation
- Council Tax: B/EPC:B/Freehold

**£ 175,000**

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# Baroney Way Cramlington

Situated in a very popular and desirable location, this charming end terrace property is now available for sale. Boasting excellent condition throughout, this home is ideal for families and couples alike and offers you the "move straight in" factor – this lovely home really is ready for anyone to put their own stamp on it!

The property features a spacious open-plan kitchen/lounge with plenty of natural light, a breakfast bar, and French doors leading out to the garden. There is also a useful cloakroom to the ground floor. This space works really well and would be lovely for families and socializing with friends. To the first floor the property offers two bedrooms and a family bathroom and to the second floor there is a lovely master bedroom offering a lovely space with natural light from the skylight windows.

The property briefly comprises:- entrance hallway, downstairs cloakroom, lounge/kitchen area with breakfast bar and French doors to the rear garden. To the first floor there are two bedrooms and a family bathroom and stairs to the master bedroom on the third floor, including a useful storage cupboard area.

Located in excellent proximity to the local retail outlet at Cramlington, the railway station, public transport links, schools, and green spaces, this property really does offer all that you would need convenience and access to essential amenities. Don't miss the opportunity to make this lovely house your new home – call our branch today for further details and your viewing!

## Entrance

Composite door.

## Entrance Hallway

Stairs to first floor landing, double radiator.

## Cloaks/Wc 4'88 max x 2'80 max (3.45m ,max x 2.64m max)

Low level wc, pedestal wash hand basin, laminate flooring, spot lights.

## Lounge area 12'22 x 12'19 max (3.71m x 3.68m max)

Double glazed French doors to the rear, double radiator, breakfast bar.

## Kitchen 6'52 x 9'04 (1.96m x 2.84m)

Double glazed window to the front, 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, integrated fridge freezer and washing machine, spotlights, laminate flooring.

## First Floor Landing

## Bedroom Two 7'84 x 12'11 (2.33m x 3.94m)

Double glazed window to the rear, single radiator.

## Bedroom Three 12'16 x 7'76 L-Shaped (3.68m x 2.31m)

Double glazed window to the front, single radiator.

## Bathroom 5'96 x 5'52 (1.75m x 1.65m)

Three piece suite in white comprising, panelled bath with mains shower over, pedestal wash hand basin, low level wc, single radiator, part tiling to walls, tiled flooring, double glazed window to the side.

## Second Floor Landing

Cupboard space

## Master Bedroom 19'01 Into eaves recess x 8'90 (5.82m x 2.67m)

Two Velux windows with black out blinds, single radiator, television point.

## Rear Garden

Mainly laid to lawn, patio area and side access gate

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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

## COUNCIL TAX BAND: B

EPC RATING: B

BD008171 CM/WE31/07/2024 V.1

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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