



Torcross Way Cramlington

- Semi Detached House
- Two Bedroom
- Good access to local primary school
- Garage & Driveway
- EPC:E Council Tax:A/ Freehold

Offers In The Region Of £165,000



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ROOK
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Torcross Way

Cramlington NE23 1PQ

Entrance

UPVC entrance door.

Hallway

Stairs to first floor landing, laminate flooring, storage cupboard, laminate flooring.

Lounge/Dining 11'07ft max x 19'00ft (3.53m x 5.79m)

Double glazed window to rear, double glazed patio doors to the rear, television point.

Kitchen 7'01ft x 9'07ft (2.16m x 2.92m)

Double glazed window to front, fitted with a range of wall, floor and drawer units with co-ordinating wooden work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, integrated washing machine and dishwasher, laminate flooring,

First Floor Landing

Double glazed window, loft access, built in storage cupboard housing combi boiler.

Loft

Partially boarded, insulated, pull down ladders.

Bedroom One 10'10ft x 11'08ft max (3.30m x 3.56m)

Double glazed window to rear, double radiator.

Bedroom Two 8'01ft x 12'01ft (2.46m x 3.68m)

Double glazed window to rear, radiator.

Bathroom 8'00ft x 5'06ft (2.44m x 1.68m)

Three-piece white suite comprising of panelled bath with mains shower over, pedestal wash hand basin, double glazed window to front, heated towel rail, part tiling to walls, cladding to ceiling, vinyl floor.

External

Front Garden laid mainly to lawn, driveway leading to garage. Rear garden laid mainly to lawn, decking area, side access.

Garage

Single garage with up and over door, power and lighting, double glazed window.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: no

Parking: garage and driveway

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: A

EPC RATING: E

BD008151CM/SO19.08.2024.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	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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