



Baroney Way Cramlington

- Town House
- Three Bedroom
- Large end plot with front/side and rear gardens
- Allocated parking bay
- EPC:B Council Tax:B Freehold

Offers In The Region Of £175,000



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ROOK
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Baroney Way

Cramlington NE23 1AU

Entrance

Entrance door.

Hallway

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

Downstairs wc 4'88ft x 2'8ft (3.45m x 2.64m)

Low level wc, wash hand basin, extractor fan, spotlights, quality flooring.

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

Double glazed window to front, two single radiators, television point, French doors to rear garden.

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

Double glazed window to front, 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, splash backs, built in fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, storage.

Loft

Insulated.

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

Double glazed window to rear, radiator.

Bedroom Three L Shape 12'16ft x 7'76ft (3.68m x 2.31m)

Double glazed window to front, single radiator.

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

Three-piece white suite comprising of; panelled bath with mains shower over, wash hand basin, low level wc, double glazed window, radiator, part tiling to walls, laminate flooring.

Bedroom One 19'01 into eves x 8'90ft (5.82m x 2.67m) **Top Floor**

Skylights, single radiator, loft access.

Storage cupboard to top floor

External

Front Garden laid mainly to lawn, fencing, hot and cold taps. Low maintenance rear garden, Indian sandstone patio area, garden shed, electric points. Allocated parking bay.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: allocated parking bay, on street parking, communal parking

6 years remaining from 2024 National House Building (NHBC) or similar

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.

ACCESSIBILITY

This property has accessibility adaptations: 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: B

EPC RATING: B

BD008234CM/SO25.09.24.v.1



Score	Energy rating	Current	Potential
92+	A		95 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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