

# 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









# **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 coordinating 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**

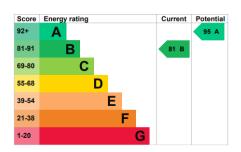
This property has accessibility adaptations: level access

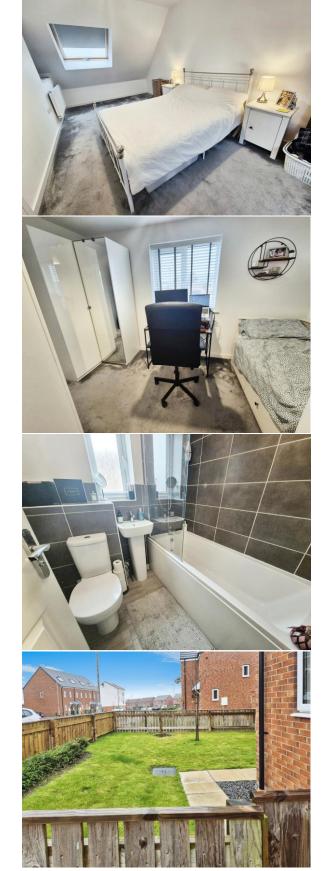
#### TENUR

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





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