



Strother Way Cramlington

Simply a must view, high specification property on the recently developed Bassington Manor Estate in Cramlington. To be sold with no upper chain, this property is beautifully presented throughout and would make a fantastic family home for those looking for a spacious and bright and ready to move in to home. Well located for those commuting into Newcastle city centre, the property is a short distance from the local train station, Manor Walks shopping centre with its excellent range of shops and restaurants, Concordia leisure centre and Vue cinema. Comprising briefly; entrance hallway, lounge, modern fitted kitchen, family room/living space, downstairs w.c and utility room (with access to the garage) Stairs to the generous first floor landing, four good size bedrooms with en-suite to master and family bathroom. Externally there are lovely landscaped gardens to the front and rear and a multi-car driveway leading to the single integral garage. Early viewings are strongly advised

£295,000

EPC Rating: B

**ROOK
MATTHEWS
SAYER**

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Strother Way

Cramlington

Entrance Hall

Tiled floor, radiator, stairs to first floor, door to:

Lounge 9'10 x 15'01 (2.99m x 4.59m) including bay

double glazed bay window to front, plantation shutters, television point, telephone point, radiator



Living Space 12'00 max x 16'11 (3.66m x 5.16m)

Double glazed bi-fold doors, double glazed window to rear, tiled floor, radiator

Kitchen/Diner 16'06 x 13'00 (5.03m x 3.96m) max, plus patio door recess

Wall and base units, granite worktops, 1.5 sink unit and drainer with mixer house unit, double oven, induction hob, USB port, tiled floor, spotlights, radiator, open plan to sun room, French door to rear, fitted cupboard, double glazed window to front, doors leading to ground floor cloaks.



Ground Floor Cloaks

Utility Room

wall and base units, granite worktops, sink and drainer unit with mixer hose, plumbed for washing machine, tiled floor, spotlights, door to WC



Ground Floor WC

low level wc, pedestal wash hand basin, radiator, part tiled, tiled floor, double glazed window to side, spotlights

First Floor Landing

Fitted cupboard, radiator, loft access

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Bedroom One 12'01 plus bay x 13'00 max (3.68m x 3.96m)

Double glazed window to front, plantation shutter, fitted robes, radiator

En-Suite

Walk in electric shower with controls, wash hand basin, low level wc, double glazed window to side, tiled floor, heated towel rail, part tiled, spotlights

Bedroom Two 9'03 x 11'11 (2.82m x 3.63m) plus wardrobe

Double glazed window to rear, plantation shutters, radiator, fitted wardrobes

Bedroom Three 9'03 plus wardrobes x 10'04 (2.82m x 3.15m)

Double glazed window to front, radiator, fitted wardrobes

Bedroom Four 9'02 max x 12'09 (2.79m x 3.89m)

Double glazed window to front, radiator

Bathroom/WC

double glazed window to side, heated towel rail, part tiled, tiled floor, wash hand basin, low level wc, panelled bath, spotlights

Externally

Remote controlled lights

Garage

Single attached, internally plastered, power and lighting, up and over door

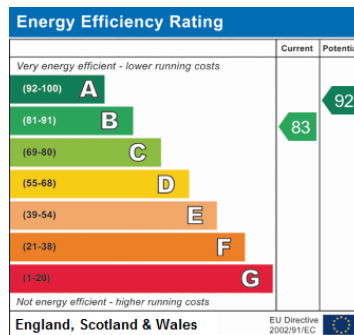




Tenure

Freehold – not confirmed.

It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.



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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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