



Mallard Street, Barley Meadows | Cramlington | NE23 6DA

**£215,000**

Stunning townhouse located in extremely popular Barley Meadows estate recently built in Cramlington with excellent transport links and amenities close by. The home has been well maintained and cared for and is like it was new. The first floor has lounge, kitchen/diner and downstairs cloaks. To the first floor it has two bedrooms and a family bathroom and the top floor offers a bedroom with en-suite and ample storage. Externally the home offers double driveway to the front with a generous enclosed rear garden. Viewing is a must to appreciate this lovely home.

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**Semi Detached Town House**

**Double Driveway**

**Popular Barley Meadows**

**Enclosed Rear Garden**

**Three Bedrooms**

**Freehold**

**Ensuite**

**EPC:B/ Council Tax:B**

For any more information regarding the property please contact us today

#### Entrance

Via Composite door.

#### Entrance Hallway

Stairs to first floor landing, single radiator.

#### Downstairs Wc 2.84ft x 5.64ft

Low level wc, pedestal wash hand basin, single radiator, spotlights

#### Lounge 10.39ft x 13.92ft (3.12m x 4.19m)

Double glazed window to the front, double radiator, television point.

#### Kitchen/Dining Room 13.47ft x 10.02ft (4.06m x 3.10m)

Double glazed window to rear, double radiator, 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, built in electric fan assisted oven, Gas hob, integrated fridge/freezer, washing machine and dishwasher, vinyl flooring, spotlights, double glazed patio doors to rear.

#### First Floor Landing

Double glazed window to the side.

#### Bedroom Two 13.42ft x 8.42ft (4.06m x 2.54m)

Double glazed window to the rear, double radiator.

#### Bedroom Three 9.05ft x 7.05ft (2.87m x 2.26m)

Double glazed window to front, single radiator.

#### Bathroom 6.30ft x 7.03ft (1.91m x 2.21m)

Three piece suite in white comprising of; panelled bath, pedestal wash hand basin, low level wc, spotlights, single radiator, part tiling to walls, vinyl flooring, extractor fan.

#### Second Floor

Loft access

#### Bedroom One 10.07ft x 11.58ft (3.22m x 3.51m) Top Floor

Double glazed window to rear and side, double radiator, fitted wardrobes and drawers, built in cupboard.

#### En-Suite 6.06ft x 6.43ft (1.98m x 1.93m)

Double glazed velux window to the rear, low level wc, pedestal wash hand basin, shower cubicle with mains shower, extractor fan, part tiling to walls, vinyl flooring, spotlights.

#### External

Low maintenance front garden, driveway.

Rear garden mainly laid to lawn, patio area, garden shed.

**T: 01670531114**

**Bedlington@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

3 years remaining on NHBC guarantee.

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Estate management charge approx. £100 per annum.

### 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

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             | 84 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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