



Baroney Way | Cramlington | NE23 1AU

£214,995

Located in the popular St Nicholas Manor estate in Cramlington this delightful, three bedroom semi detached home will appeal to most buyers. Close to transport links and the manor walks shopping centre makes this a great location for everything you will need. The ground floor offers lounge, kitchen diner leading to garden and downstairs cloaks. The first floor offers three bedrooms master with ensuite and a family bathroom. Externally Gardens to front and rear. Viewing is advised to appreciate this lovely home.

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3



1



2

Semi Detached House

Front & Rear Garden

Three Bedroom

Popular Estate

Downstairs Wc

Freehold

En-Suite To Master

EPC:B / Council Tax:B

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Space

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.

National House Building (NHBC) – 3 years remaining

£109.00 per annum management charge

ACCESSIBILITY

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

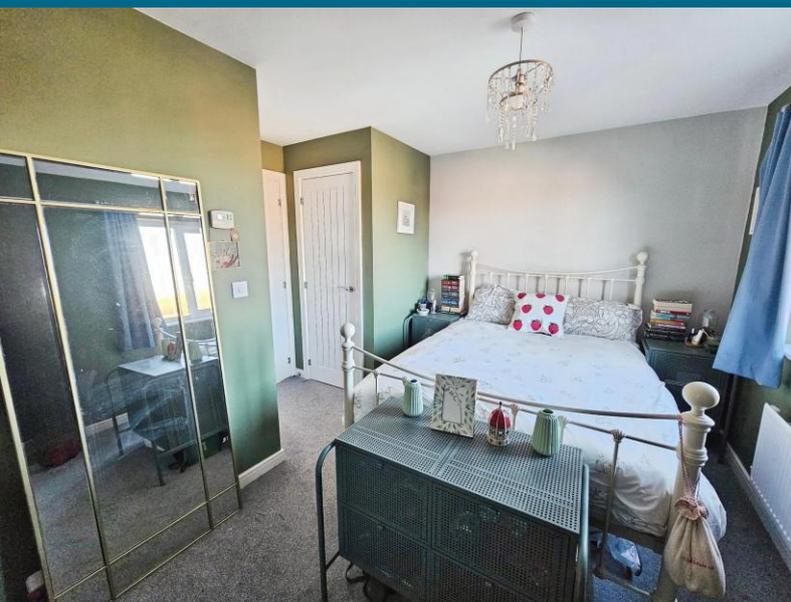
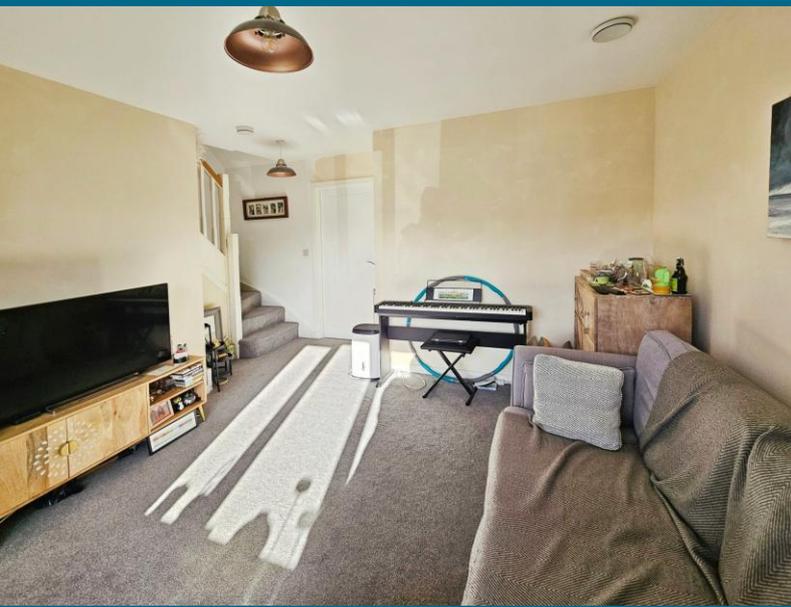
EPC RATING: B

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Entrance

Via composite door.

Downstairs wc 4.78ft x 4.21ft (1.45m x 1.28m)

Low level wc, pedestal wash hand basin, laminate flooring, part tiling to walls.

Lounge 14.12ft x 11.63ft (4.30m x 3.54m)

Double glazed window to front, two single radiators, television point, stairs to first floor.

Kitchen 16.26ft x 11.20ft (4.95m x 3.41m)

Double glazed patio doors to rearm, 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, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge freezer, washing machine and dishwasher, laminate flooring, spotlights, double glazed patio doors to rear.

Bedroom One 12.13ft x 7.65ft (3.69m x 2.33m)

Double glazed window to rear, single radiator, two built in cupboards.

En-Suite 8.10ft x 3.85ft (2.46m x 1.17m)

Low level wc, floating pedestal wash basin, single radiator, extractor fan, shower cubicle, part tiling to walls, spotlights, laminate flooring.

Bedroom Two 9.96ft x 9.22ft (3.03m x 2.81m)

Double glazed window to front, single radiator.

Bedroom Three 6.72ft x 6.76ft (2.04m x 2.06m)

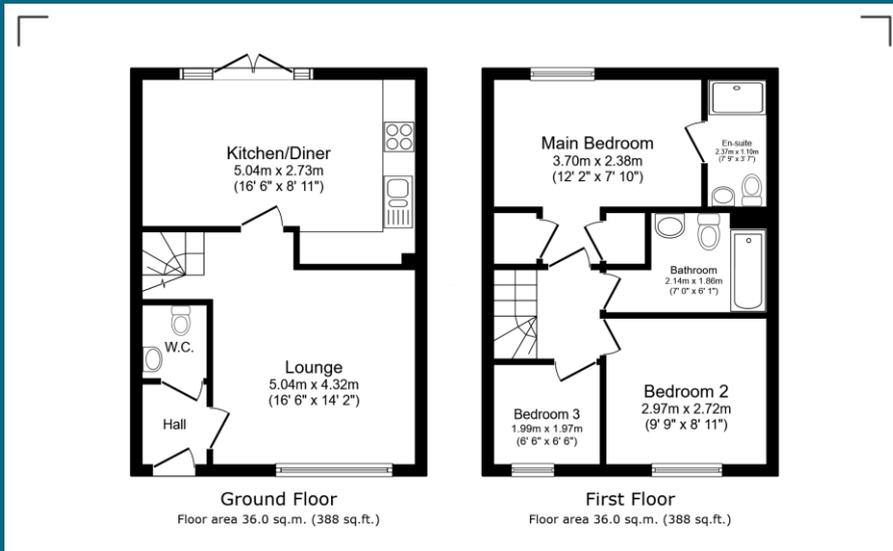
Double glazed window to front, single radiator

Bathroom 7.21ft x 5.56ft (2.19m x 1.69m)

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

External

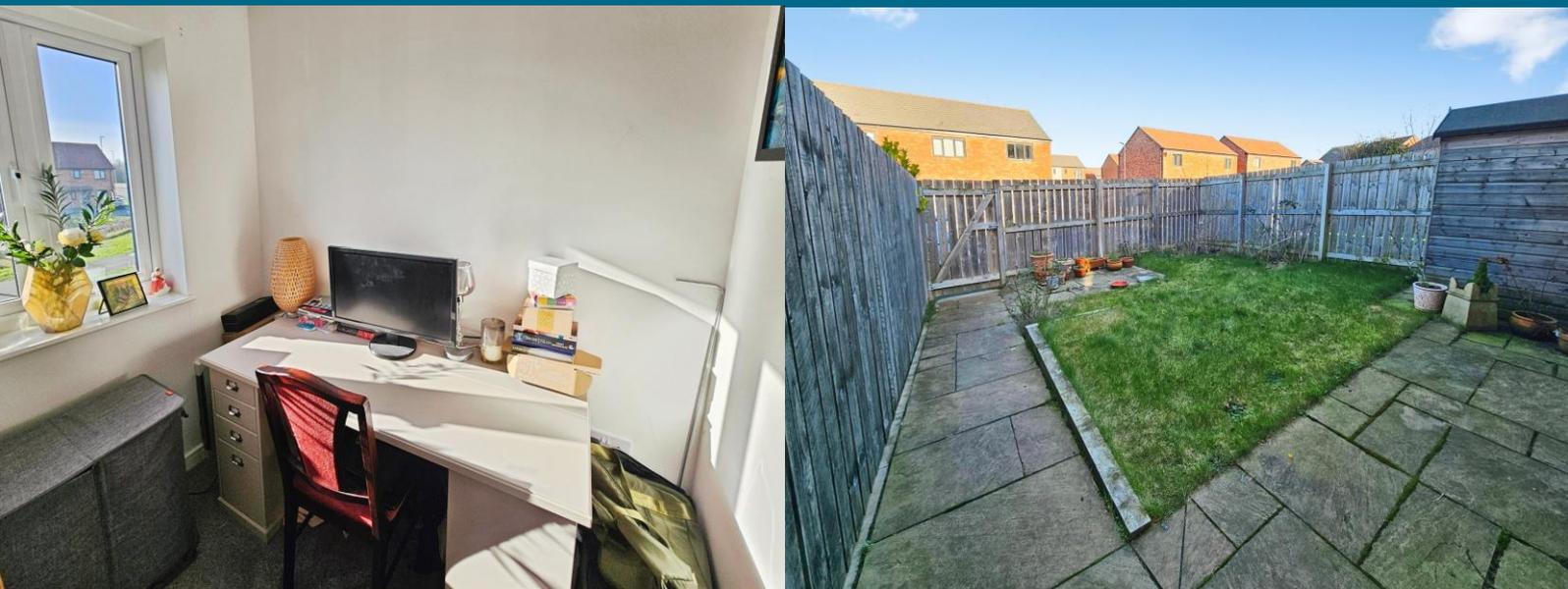
Front Garden laid mainly to lawn, flower borders. Rear garden laid mainly to lawn, patio area, allocated parking to rear.



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		

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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