



Baroney Way | Cramlington | NE23 1BG

# Offers In Excess Of £200,000

A beautifully presented three-bedroom semi-detached home, ideally located within the highly sought-after residential area of St Nicholas Manor in Cramlington. Positioned in a superb spot on the estate, the property enjoys open views across surrounding fields while offering easy access to the nearby Manor Walks Shopping Centre.

The ground floor briefly comprises a welcoming lounge, a modern kitchen/diner with access to the rear garden, and a convenient downstairs cloakroom. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a contemporary family bathroom.

Externally, the property benefits from off-street parking to the side and a substantial enclosed south facing rear garden, ideal for relaxing or entertaining.



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**Semi Detached House**

**Kitchen/Diner**

**Three Bedrooms**

**South Facing Rear Garden**

**En-Suite To Master**

**Freehold**

**Downstairs Wc**

**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: two allocated parking bays

**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.

5 years remaining on NHBC guarantee

**ACCESSIBILITY**

Suitable for wheelchair users, level access, ramped access and wide doorways.

**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

Management charge for estate - Approx £97 per annum

**COUNCIL TAX BAND: B**

**EPC RATING: B**

BD008927SB/SJ11.05.2026.V.2

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**RMS** | Rook  
Matthews  
Sayer



### Entrance

Via composite door.

### Entrance Hallway

Stairs to first floor landing, laminate flooring, feature radiator.

Downstairs wc 2.99ft x 5.60ft (0.91m x 1.70m)

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

Lounge 11.94ft x 14.14ft (3.63m x 4.30m)

Double glazed window to front, single radiator, built in storage cupboard, television point.

Kitchen 153.0ft x 9.65ft (4.66m x 2.94m)

Double glazed window to rear, single 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, tiled splash backs, built in electric fan assisted over, gas hob with extractor fan above, space fir fridge, integrated dishwasher, plumbed for washing machine, laminate flooring, spotlights, double glazed patio doors to rear.

### First Floor Landing

Loft access, built in storage cupboard.

### Loft

Boarded, pull down ladders.

Bedroom One 9.77ft x 9.55ft (2.96m x 2.91m)

Double glazed window to front, single radiator, built in cupboard, television point.

En-Suite 6.36ft x 5.31ft (1.93m x 1.61m)

Double glazed window to front, low level wc, pedestal wash hand basin, single radiator, extractor fan, shower cubicle (mains shower), part tiling to walls, laminate flooring.

Bedroom Two 9.21ft x 7.42ft (2.80m x 2.26m)

Double glazed window to rear, single radiator.

Bedroom Three 7.48ft x 5.79ft (2.27m x 1.76m)

Double glazed window to rear, single radiator,

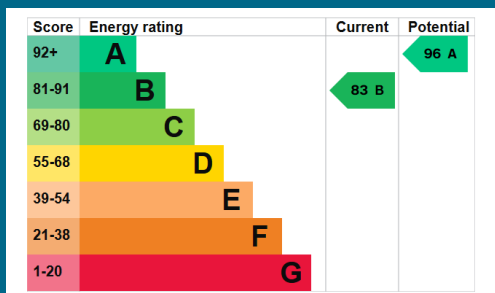
Bathroom 5.90ft x 5.92ft (1.79m x 1.80m)

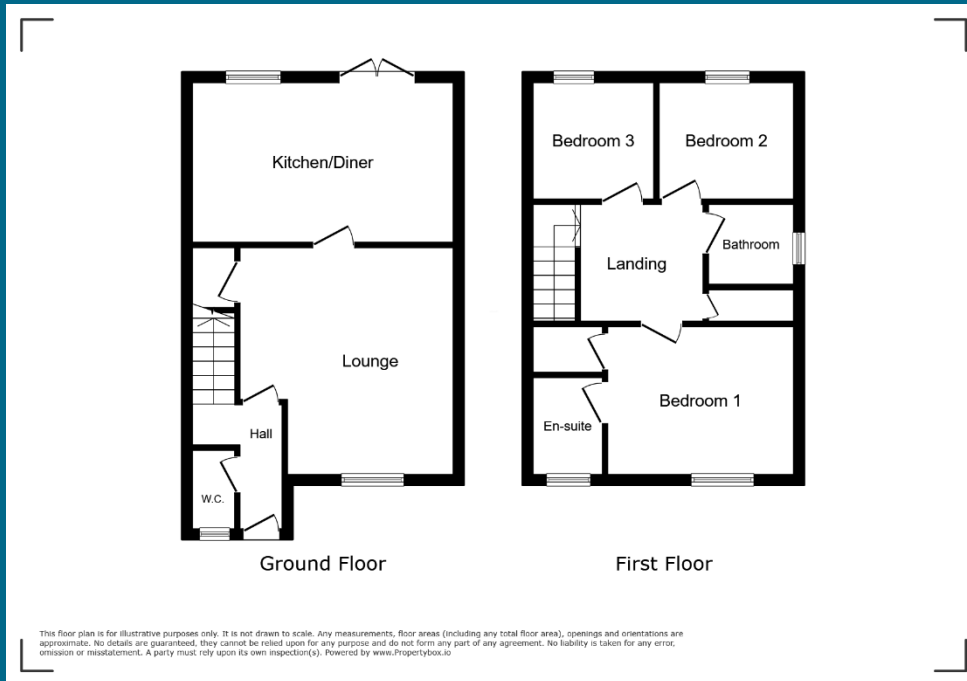
Three piece white suite comprising of; panelled bath with electric shower over, pedestal wash hand basin, low level c, double glazed window to side, single radiator, part tiling to walls, laminate flooring, extractor fan.

### External

Front garden laid mainly to lawn, allocated parking for two cars.

South facing rear garden laid mainly to lawn, patio area, garden shed.





**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.

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

