



Albion Way Cramlington

- Detached Bungalow
- Three Double Bedrooms
- Multi car driveway and large garage
- In need of some refurbishment
- EPC:D/ Council Tax: D/ Freehold

£270,000



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ROOK
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Albion Way

Cramlington

Entrance

UPVC Entrance door.

Entrance Hallway

Storage cupboard, loft access, two single radiators, coving to ceiling.

Cloaks/WC

Low level WC, Pedestal wash hand basin, double glazed window, tiled walls, heated towel rail.

Lounge 15'09ft x 15'11ft (4.80m x 4.85m)

Double glazed side window, radiator, television point, coving to ceiling, double doors to conservatory, plus side window.

Dining Room/second reception room or bedroom 11.11ft x 14.11ft (3.63m x 4.55m)

Double glazed window to the side, single radiator, coving to ceiling.

Kitchen/Diner

Double glazed window to rear and side, single radiator, 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, coving to ceiling, vinyl flooring.

Utility room/back door porch

Double glazed window, fitted wall and base units/work surface, stainless steel sink unit/dual taps, plumbed for washing machine, space for a tumble dryer,

Conservatory/sun room

Dwarf wall, double glazed windows, double radiator. Door to garden.

Bedroom One 11'06ft x 14'10ft (3.51m x 4.52m)

Double glazed windows to front and side, single radiator, fitted wardrobes, drawers and vanity table, leading to ensuite with corner bath/shower, sink & WC.

Bedroom Two 15'09ft x 9'09ft (4.80m x 2.97m)

Double glazed window to rear, single radiator, fitted wardrobes and drawers and vanity and TV point.

Bathroom/WC

Four-piece suite in coloured suite comprising, panelled bath, mains shower cubicle, low level WC, double glazed window to side, heated towel rail, tiling to walls, extractor fan, coving to ceiling.

Front garden

Large driveway leading to car port and access to rear garden, block paved.

Rear garden

Large well established, well maintained, laid mainly to lawn, patio area, garden shed.

Garage

Large single attached garage with electric door, power and lighting and side door to entrance.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: garage with driveway

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.

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: D

EPC RATING: D

BD007934CM.S05.3.24.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.

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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