



## Rouen Crescent Cramlington

- Semi Detached House
- Three Bedroom
- Downstairs Wc
- En-Suite
- EPC:B/ Council Tax:B/ Freehold

**£215,000**



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# Rouen Crescent

Cramlington NE23 6FE

## Entrance

Via composite door.

## Downstairs Wc 5.34ft x 2.81ft (1.62m x 0.85m)

Low level wc, pedestal wash hand basin, tiled flooring, double glazed window, single radiator.

## Lounge 13.89ft x 10.24ft (4.23m x 3.12m)

Double glazed window to front, double radiator.

## Kitchen 13.40ft x 11.73ft (4.08m x 3.57m)

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 with extractor fan above, integrated fridge, freezer and dishwasher, plumbed for washing machine, tiling to floor, double glazed patio doors to garden.

## First Floor Landing

Double glazed window to side.

## Bedroom Two 13.40ft x 8.50ft (4.08m x 2.59m)

Double glazed window to rear, single radiator, built in cupboard.

## Bedroom Three 8.85ft x 6.99ft (2.69m x 2.13m)

Double glazed window to front, single radiator.

## Bedroom One (Second Floor)

Double glazed window to front, double radiator, fitted mirror wardrobes.

## En-Suite 6.38ft x 6.08ft (1.94m x 1.85m)

Low level wc, pedestal wash hand basin, extractor fan, shower cubicle (mains shower), part tiling to walls, heated towel rail, spotlights, tiling to floor, skylight window.

## Bathroom 7.03ft x 6.26ft (2.12m x 1.90m)

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

## External

Block paved driveway to front, space for two cars. Low maintenance garden to the rear, patio area, garden shed.

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway

## 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.

## 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

BD008272JY/SO20/11/24.v.1

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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