



## Norwich Way Cramlington

- Mid Terraced House
- Three Bedroom
- Conservatory
- Garage
- EPC:C/ Council Tax:A/ Freehold

**Offers In Excess Of £155,000**



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# Norwich Way

Cramlington NE23 1RB

## Entrance

UPVC entrance door.

## Entrance Hallway

Small entrance hallway, wood flooring, door to:

**Lounge 15.63ft x 14.69ft** (4.7m x 4.4m)

Double glazed window to front, double radiator, built in storage cupboard, wood flooring, double doors to:

**Kitchen/Dining Room 14.69ft x 8.52ft** (4.4m x 2.5m)

Double glazed window to rear, double radiator, fitted with range of wall, floor and drawer units with co-ordinating roll edge work surface, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, tiling to floor, double glazed patio doors to:

**Conservatory 9.61ft x 7.51ft** (2.9m x 2.2m)

Dwarf wall, tiled flooring.

## First Floor Landing

Loft access.

**Bedroom One 11.62ft x 8.18ft** (3.5m x 2.4m)

Double glazed window to front, single radiator, mirror sliding wardrobes.

**Bedroom Two 10.67ft x 8.20ft** (3.2m x 2.4m)

Double glazed window to rear, single radiator, fitted wardrobes.

**Bedroom Three 8.55ft x 6.18ft** (2.6m x 1.8m)

Double glazed window to front, single radiator.

**Bathroom 6.09ft x 5.82ft** (1.8m x 1.7m)

Three-piece white suite comprising of; shower cubicle (electric shower), tiled walls and floor, spotlights, low level wc, heated towel rail, pedestal wash hand basin.

## External

Open plan front garden. Low maintenance rear garden, fully paved.

## Garage

Single attached garage with up and over door

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: garage & on street parking

## 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: A**

**EPC RATING: C**

BD008309JY/SO18.12.24.V.1

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 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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