



Strother Way Cramlington

- Mid Terraced House
- Two Bedroom
- Downstairs Wc
- Leasehold
- EPC:B/ Council Tax:B

£140,000



01670 531 114
82 Front St, Bedlington, NE24 1BW

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
bedlington@rmsestateagents.co.uk

Strother Way

Cramlington, NE23 8AN

Entrance

Entrance door.

Entrance Hallway

Stairs to first floor landing, laminate flooring, radiator.

Downstairs Wc

Low level wc, hand basin, double glazed window, radiator.

Lounge/ Kitchen

Double glazed patio doors to the rear, storage cupboard, television point, telephone point, laminate flooring, storage cupboard plumbed for washing machine.

Kitchen

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, space for fridge, freezer, laminate flooring, under unit heater.

First Flor Landing

Loft access.

Bedroom One 9'06ft x 14'04ft (2.90m x 4.37m)

Two double glazed window to the rear, radiator, television point.

Bedroom Two 8'08ft x 14'04ft max (2.64m x 4.37m)

Two double glazed windows to the front, radiator, built in cupboard housing combi boiler.

Bathroom

Three-piece white suite comprising of panelled bath, electric shower over, pedestal wash hand basin, low level wc, part tiling to walls, laminate flooring

External

Parking bay to front. Rear garden laid mainly to lawn.

Please note, this property is currently shared ownership but will be staircased to 100% by exchange.

PRIMARY SERVICES SUPPLY

Electricity: disconnected

Water: disconnected

Sewerage: disconnected

Heating: disconnected

Broadband: none

Mobile Signal Coverage Blackspot: Unknown

Parking: parking bay to front

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from and including 1 January 2016

Ground Rent: To follow

Service Charge: To follow

Any Other Charges/Obligations: To follow

COUNCIL TAX BAND: B

EPC RATING: B

BD008244CM/SO22.11.24.V1



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 83 B |
| 69-80 | C | | |
| 55-68 | 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.

16 Branches across the North-East



The Property
Ombudsman