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STROTHER WAY, CRAMLINGTON, NE23

Offers Over £290,000

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Welcomed to the market is this impressive, well presented four bedroom, semi-detached townhouse, located on the Bassington Manor development in Cramlington.

The property benefits from an open plan living room/dining room/kitchen, four double bedrooms, en-suite to bedroom one, and family bathroom. Externally, the rear garden has been landscaped to make is low maintenance, driveway to the rear with detached garage. Being semi-detached, the property also benefits from additional parking to the side.

Situated within the ever-popular Bassington Moor area of Cramlington, this location is ideal for a wide range of buyers, offering excellent access to local shops, well-regarded schools, leisure facilities and Manor Walks Shopping Centre.

With superb transport links to the A1, A19 and Newcastle upon Tyne, alongside nearby parks and green spaces, Bassington Moor combines everyday convenience with a welcoming community atmosphere, making it a very desirable location to live in Cramlington.

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The internal accommodation comprises: an entrance hallway with stairs leading to the first floor, while a door opens into the kitchen. Positioned at the front, the kitchen features a range of wall and base units, including integrated appliances. There is a generous worktop surface with good sized bay window maximising the natural light into the room.

The accommodation flows into an open plan dining room, which then leads to a spacious and bright living room to the rear. The living room features bi-fold doors leading out onto the rear garden. The utility cupboard is housed in the dining area, alongside the WC, creating a comfortable, a spacious environment.

Stairs lead to the first-floor landing, which includes a useful storage cupboard and provides access to the main bedroom, featuring fitted sliding wardrobes and an en suite shower room with a walk-in shower, vanity wash basin, WC, and additional storage. A further well-proportioned bedroom is also found on this floor, benefiting from a bay window. Stairs continue to the second floor, where the landing includes an additional storage cupboard and leads to two further double bedrooms, together with the family bathroom fitted with a bath and shower over, WC, and wash basin.

Externally, the property enjoys a small open garden to the front, while to the side there is additional space for parking. The enclosed rear garden is landscaped mostly paved, with a covered seating area, offering a pleasant and low maintenance outdoor space with plenty of room for seating and entertaining.



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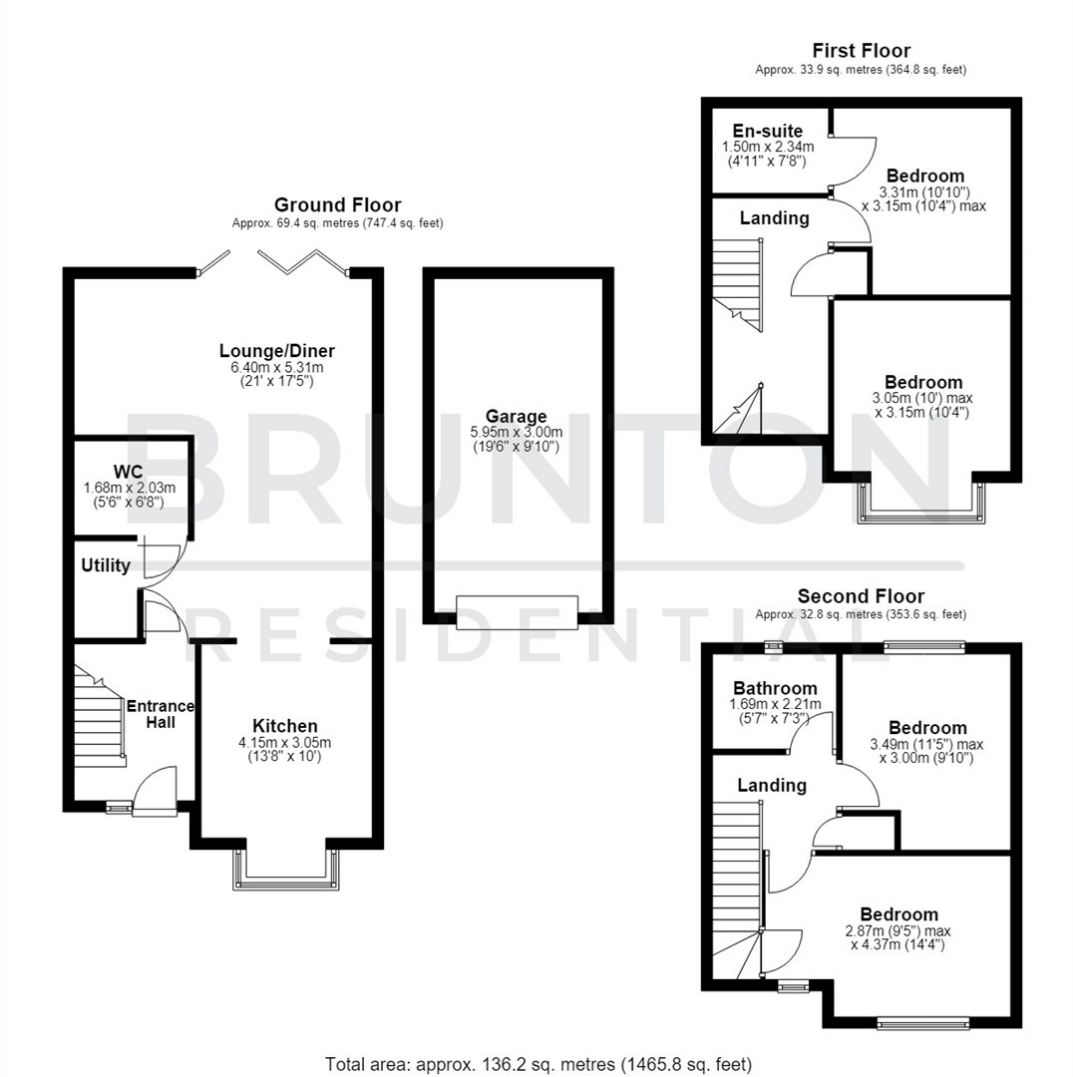
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING :



Total area: approx. 136.2 sq. metres (1465.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		