



Bardney Court | Cramlington | NE23 1AF

# Offers In Excess Of £210,000

Located in the popular St Nicholas Manor Estate in Cramlington with excellent transport links and amenities and your doorstep, this well presented semi detached house is a must to view. Updated by the current vendor the property offers lounge, kitchen/diner, and downstairs cloaks, the first floor has three bedrooms master with en-suite and a family bathroom. Externally the home has off street parking for two cars and a private updated rear garden. early viewing would be advised.

ROOK  
MATTHEWS  
SAYER



**Semi Detached House**

**No Onward Chain**

**Three Bedroom**

**Off Street Parking**

**En-Suite To Master**

**Freehold**

**Downstairs Wc**

**EPC:B Council Tax:B**

For any more information regarding the property please contact us today

#### Entrance

Via composite door.

#### Entrance Hallway

Stairs to first floor landing, feature radiator.

#### Downstairs Wc 3.00ft x 6.17ft (0.91m x 1.88m)

Low level wc, pedestal wash hand basin, laminate flooring, double glazed window, part tiling to walls, single radiator.

#### Lounge 14.27ft x 11.74ft (4.34m x 3.57m)

Double glazed window to front, single radiator, built in storage cupboard, television point.

#### Kitchen 15.23ft x 9.58ft (4.64m x 2.91m)

Double glazed window to rear, single 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, space for fridge freezer, integrated dishwasher, plumbed for washing machine, laminate flooring, spotlights, double glazed patio doors to rear.

#### First Floor Landing

Loft access, built in storage cupboard.

#### Loft

Boarded, pull down ladders, lighting and power.

#### Bedroom One 9.40ft x 9.70ft (2.86m x 2.95m)

Double glazed window to front, single radiator, built in cupboard, television point.

#### En-Suite 6.04ft x 5.33ft (1.84m x 1.62m)

Double glazed window to front, low level wc, wash hand basin (set in vanity unit), shower cubicle (mains shower), extractor fan, tiling to walls, heated towel rail, laminate flooring.

#### Bedroom Two 9.00ft x 7.64ft (2.74m x 2.32m)

Double glazed window to rear, single radiator.

#### Bedroom Three 6.03ft x 7.63ft (1.83m x 2.32m)

Double glazed window to rear, single radiator.

#### Bathroom 5.95ft x 5.57ft (1.81m x 1.69m)

Three piece white suite comprising; panelled bath with electric shower over, low level wc, double glazed window to side, heated towel rail, part tiling to walls, laminate flooring, extractor fan.

#### External

Driveway to front. Rear garden laid mainly to lawn, patio area, water tap, garden shed.

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre To Cabinet  
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.

### ACCESSIBILITY

Level access.

### 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

Management charge – TBC once estate is complete.

COUNCIL TAX BAND: B

EPC RATING: C

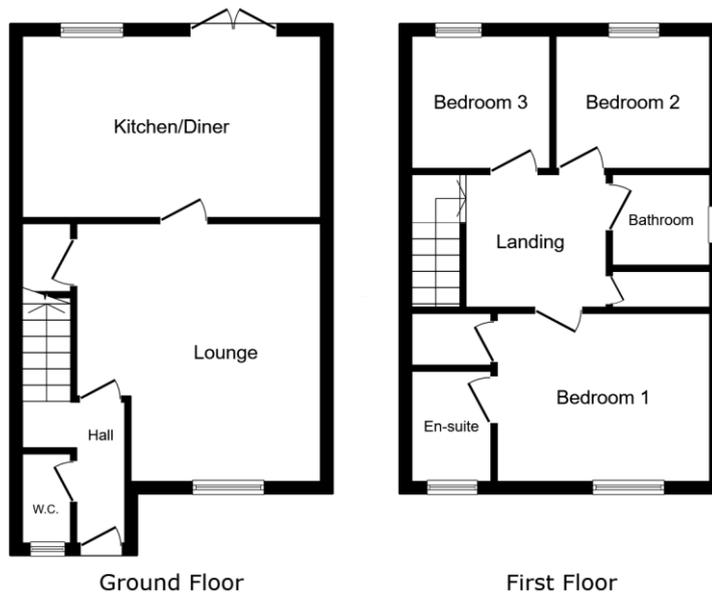
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	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



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