



## Plessey Street

East Hartford, Cramlington

- End Terraced House
- Two Bedroom
- Garage
- Recently Fitted Bathroom
- EPC:E/ Council Tax:A/ Freehold

**£95,000**



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# Plessey Street

## East Hartford, Cramlington

### Entrance

UPVC entrance door.

### Entrance Hallway

Stairs to first floor landing, radiator, telephone point.

### Lounge 14'04ft max x 15'02ft inc alcove

Double glazed window to front, radiator, gas fire, television point, wood flooring.

### Kitchen 11'11 max x 13'00ft

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, tiled splash backs, space for cooker, space for fridge/freezer, plumbed for washing machine, laminate flooring, space for dryer, combi boiler.

### Bathroom 5'07ft x 6'07ft

Three piece white suite comprising; L shaped panelled bath with mains shower over, waterfall mains shower over, wash hand basin (set in vanity unit), low level wc, double glazed window, heated towel rail, part tiling to walls, tiled flooring.

### Bedroom One 14'00 max x 15'03 inc alcove

Double glazed window to front, radiator.

### Bedroom Two 8'04ft x 11'07ft

Double glazed window, radiator, built in cupboard.

### External

Front Garden laid mainly to lawn, fencing.

Attached single garage with up and over door, power and lighting.



### PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: garage, on street parking, communal parking.

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: E

BD008048CM/SO15/4/24/V.3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 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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