



## 2 bed end of terrace house to buy in NE23

Burradon Road, Burradon, Cramlington,  
Tyne and Wear, NE23 7NG

# £115,000

🛏 x2 🚿 x1 🚿 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Fantastic first time home
- ✓ No onward purchase
- ✓ Well presented and ready to move
- ✓ Garden
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Well located in the heart of Burradon, this delightful two-bedroom end terrace offers an outstanding opportunity for first-time buyers seeking a well-presented home with no onward purchase. Located conveniently close to a variety of local amenities and shops, everything you need is just a short stroll away, making everyday living both easy and enjoyable.

Step inside to discover an inviting open plan living room, flowing into a kitchen/diner — the perfect space for both relaxing and entertaining. This property is beautifully maintained throughout, promising a move-in ready experience for its new owners.

Outside, enjoy the benefit of a private garden providing off-street parking — an invaluable asset for busy households or those who appreciate outdoor space. Burradon itself is a friendly, established community, renowned for its excellent local facilities, including schools, parks, and transport links connecting you effortlessly to surrounding areas.

Don't miss this chance to secure a stylish, conveniently located home in great condition. Arrange your viewing today to fully appreciate all that this property and its neighbourhood have to offer.

Council Tax Band: A

Tenure: Freehold

Price: £115,000

Property Type: End of terrace house

Parking: Driveway

Heating: Gas

## Entrance hallway



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## Living Room



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## Kitchen/diner



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## Landing

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## Bedroom 1



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## Bedroom 2



## Bathroom

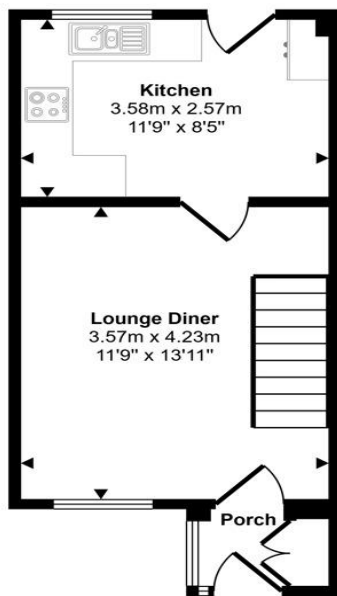


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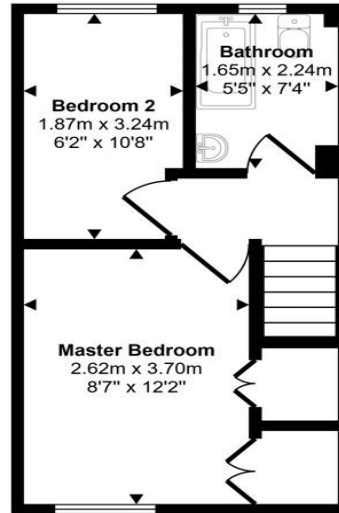
## External



Approx Gross Internal Area  
53 sq m / 568 sq ft



Ground Floor  
Approx 27 sq m / 288 sq ft



First Floor  
Approx 26 sq m / 280 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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