



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

Alderley Way, Cramlington,  
Northumberland, NE23 2UF

# £145,000

🏠 x4 🚗 x1 🚲 x1

Tenure  
**Freehold**

## Property features

- ✓ Great family home
- ✓ Generous four home
- ✓ Off street parking
- ✓ Garden
- ✓ EPC Rating C

Off Street parking

## Key Information

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

## Description

This impressive four-bedroom home offers generous living space and excellent family-friendly features. Set on a substantial plot, the property is perfectly positioned for those seeking convenience and comfort, with off-street parking available and a paved garden ideal for outdoor entertaining or play.

Inside, the accommodation is spacious and thoughtfully arranged to suit modern living. The ground floor boasts a welcoming entrance, a well-proportioned lounge, and a modern kitchen, complemented by a handy ground floor WC for guests' convenience. Each bedroom offers ample space making this a perfect choice for growing families.

The location is great for families with reputable local schools just a short walk away. Essential amenities, shops, parks, and public transport links are also within easy reach, ensuring everything needed for daily life is close at hand.

This is an outstanding opportunity to secure a wonderful family home in a prime position. Arrange a viewing today and discover all that this property has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £145,000

Property Type: End of terrace house

Parking: Off Street

Heating: Gas

**Entrance hallway**

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**Living Room**

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**Dining Room**

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**Kitchen**

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**W/C/Cloaks**

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**Bedroom 1**

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**Bedroom 2**

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**Bedroom 3**

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**Bedroom 4**

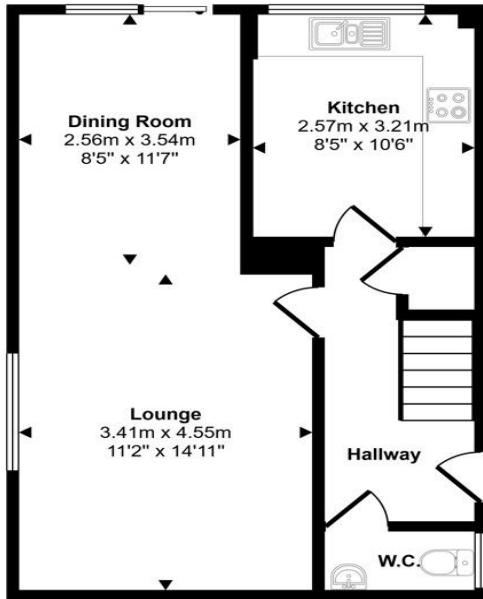
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**Bathroom**

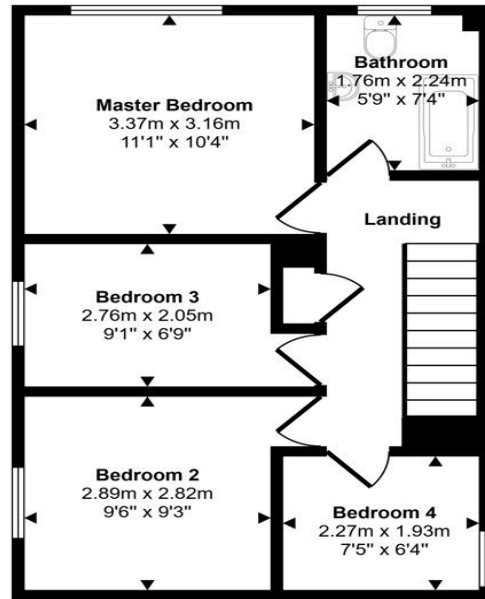
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**Garden**

Approx Gross Internal Area  
88 sq m / 947 sq ft



Ground Floor  
Approx 44 sq m / 473 sq ft



First Floor  
Approx 44 sq m / 475 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>		88
(69-80) <b>C</b>	74	
(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	

Alderley Way, Cramlington, Northumberland, NE23 2UF

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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