



## 2 bed semi-detached house to buy in NE23

Kirklands, Burradon, Cramlington, Tyne and Wear, NE23 7LE

**£150,000** Offers Over

🏠 x2 🚗 x1 🚗 x1

Tenure  
**Freehold**

## Property features

- ✓ Council Tax Band B
- ✓ EPC C
- ✓ Driveway & Garage
- ✓ Spacious Bedrooms
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Pattinson are pleased to be introducing to the market this charming two-bedroom semi-detached house, situated in the quiet neighbourhood of Burradon, Cramlington. This residence is the perfect combination of comfortable living in a tranquil setting making it an ideal opportunity for both first time buyers and families alike.

The property interior boasts a single reception room, leading to the fitted kitchen/diner with the conservatory giving providing ample space for family gatherings or a quiet evening at home. The first floor comes complete with two generously proportioned bedroom and a family bathroom, with a particular feature being the stunning roll top bath

Prominent features include a beautifully paved driveway with parking for multiple cars, detached garage and a sizeable enclosed rear garden.

For your ease, the property falls under Council Tax Band B contributing towards more affordable living. Participating in sustainable living, this home comes with an Energy Performance Certificate (EPC) rating of C indicating a relatively high energy efficiency standard.

Offered for residential sale this exclusive property, a must-see opportunity that cannot be missed. With its classic semi-detached setup and it's advantageous location in Burradon, just minutes away from green spaces, parks, local amenities and public transport links, this property is an attractive purchase for anyone looking to establish their home within Cramlington.

Invest a moment to appreciate the potential of this property and schedule a viewing at your earliest convenience.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £150,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

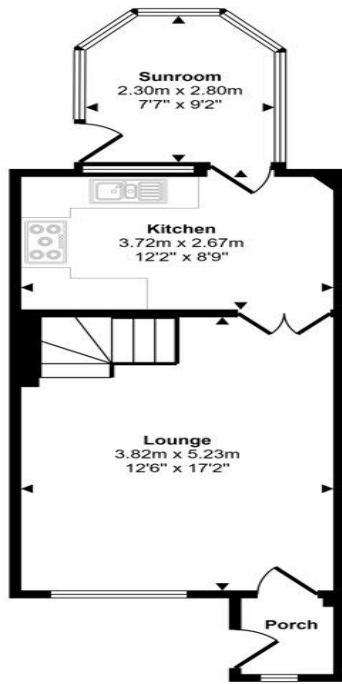
Sewerage: Standard UK domestic

Air conditioning: No

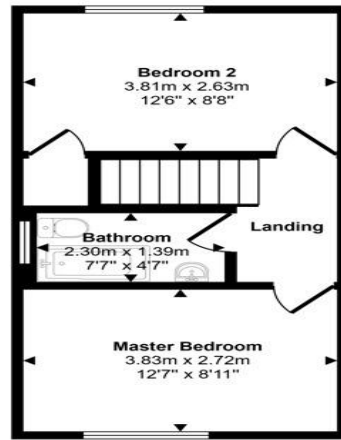
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

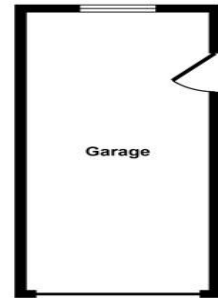
Approx Gross Internal Area  
81 sq m / 876 sq ft



**Ground Floor**  
Approx 39 sq m / 418 sq ft



**First Floor**  
Approx 31 sq m / 330 sq ft



**Garage**  
Approx 12 sq m / 128 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>		84
(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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