



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

Clifton Road, Cramlington, Cramlington, Northumberland, NE23 6TJ

**£129,950** Offers over

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Generous garden
- ✓ No onward purchase
- ✓ Modern open plan layout
- ✓ Two double bedrooms
- ✓ EPC Rating D

On Street parking

## Key Information

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

## Description

Fantastic home offering an excellent opportunity for those looking to step onto the property ladder. Standing out with its open plan layout to the ground floor, the property is not only well proportioned but also ideal for modern living and entertaining. Newly fitted carpets add a touch of comfort and style, while the welcoming porch provides a practical and attractive entrance to the home.

The large garden is perfect for families, gardening enthusiasts, or those simply wishing to enjoy time outdoors. An added outhouse offers a wealth of possibilities, whether used for additional storage or even a hobby room. The home is presented in great condition throughout and is truly ready for its new owners to move straight in, with no onward purchase to complicate the process.

Cramlington is known for its excellent local amenities, including popular shopping destinations such as Manor Walks Shopping Centre, leisure facilities at Concordia Leisure Centre, and reputable schools within walking distance. Enjoy easy access to green spaces like Alexandra Park, perfect for weekend strolls or family outings. With superb transport links nearby, including Cramlington railway station and easy routes to the A1 and A19, commuting to Newcastle or further afield couldn't be easier.

This lovely home offers the perfect blend of convenience and comfort in a vibrant location. Don't miss out – arrange a viewing today to experience everything this property has to offer.

Council Tax Band: A

Tenure: Freehold

Price: Offers over £129,950

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

## Entrance hallway



## Living Room



## Alternate image



## Kitchen



## Landing



## Bedroom 1



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## Bedroom 2



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## Bathroom

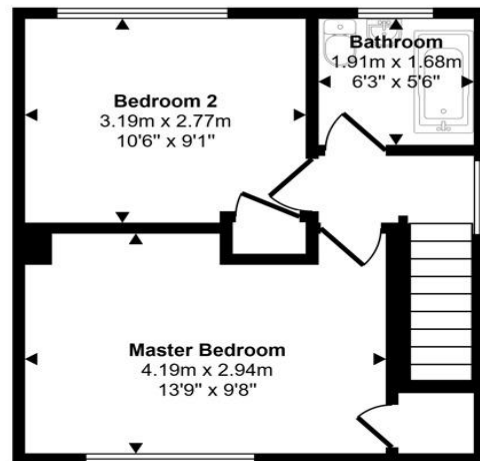
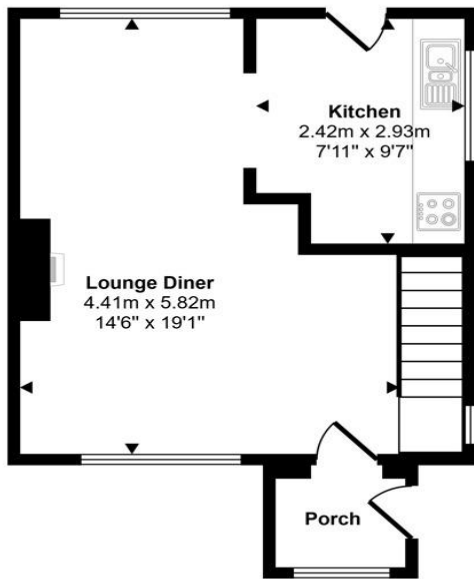


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## External



Approx Gross Internal Area  
63 sq m / 675 sq ft



First Floor  
Approx 31 sq m / 329 sq ft

Ground Floor  
Approx 32 sq m / 346 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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:

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