



## 2 bed bungalow to buy in NE23

Melling Road, Cramlington, Cramlington,  
Northumberland, NE23 6AR

**£120,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Garage parking

## Property features

- ✓ Fantastic location in central Cramlington
- ✓ No onward purchase
- ✓ Two double bedrooms
- ✓ Garage and driveway
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Ducted Air

## Description

TO BE SOLD via ONLINE AUCTION. fees apply.

Nestled in the sought-after estate Whitelea Dale of Cramlington, this super two-bedroom bungalow presents an excellent opportunity for those seeking a home with great potential. Perfectly positioned within walking distance to the popular Manor Walks Shopping Centre and offering easy access to good bus links and road networks, this property is ideal for those looking for great proximity to local amenities.

The bungalow boasts a conservatory overlooking a private garden, providing the perfect spot for relaxation. Outside, the property benefits from both a driveway and garage, ensuring ample parking and extra storage space.

Whilst the interior does require updating, this freehold home offers the potential to create a residence tailored to personal taste and style. The well-proportioned layout includes two comfortable bedrooms and versatile living areas that can be reimagined to suit any lifestyle.

Situated in a prime area renowned for its convenience and community spirit, this bungalow is ideal for anyone looking to invest in a property with excellent re-sale potential. Don't miss the chance to view this promising home in one of Cramlington's most desirable locations—contact us today to arrange your visit.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Bungalow

Parking: Garage

Heating: Ducted Air

## Hallway



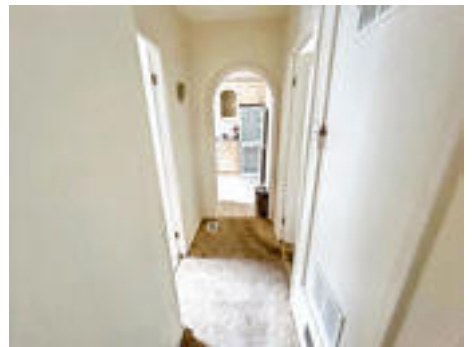
## Living Room



## Kitchen



## Hall



## Bedroom 1



## Conservatory



## Bedroom 2



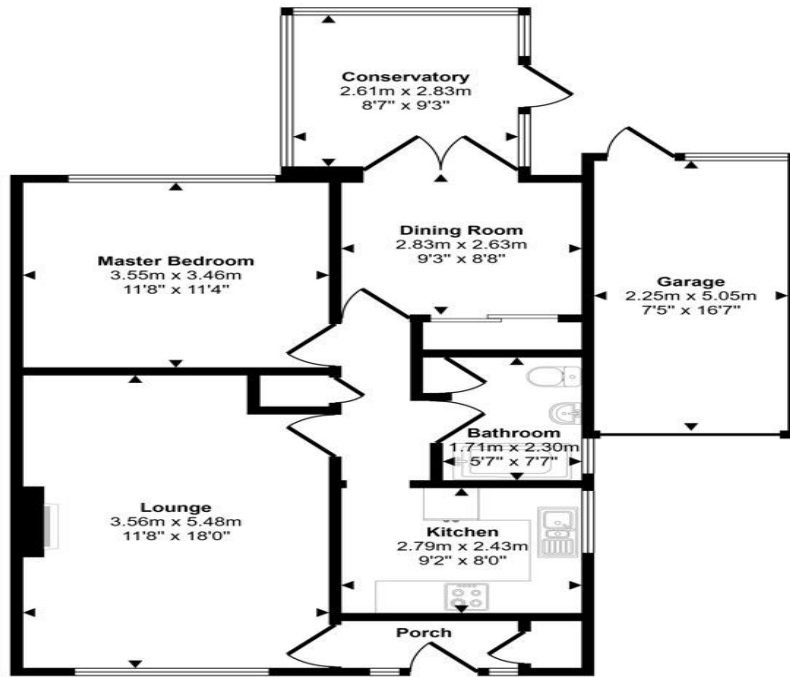
## Bathroom



## External



Approx Gross Internal Area  
80 sq m / 857 sq ft



Floorplan

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>		
(39-54) <b>E</b>	51	
(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	

Melling Road, Cramlington, Cramlington, Northumberland, NE23 6AR

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

