



To buy

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

Sunnyside, Cramlington, Cramlington, Northumberland, NE23 6UX

# £122,000

🏠 x2 🛋️ x1 🚗 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Central Cramlington location
- ✓ No onward purchase
- ✓ Two double bedrooms
- ✓ In need of refurbishment
- ✓ EPC Rating C

## Key Information

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

## Description

Available for sale with no onward purchase and in a great location within central Cramlington. The property is in need of refurbishment, however offers a great opportunity to purchase a home with a driveway and gardens within a short walk to Manor Walks shopping centre. The property comprises entrance porch, hallway, living room, kitchen and sun room. The first floor provides two double bedrooms and a shower room. Externally there are gardens to the front, side and rear. There is an out house to the side elevation and a driveway to the front.

Appealing to buyers looking for a centrally located home that they can add their own style to.

No onward chain.

Council Tax Band: A

Tenure: Freehold

Price: £122,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

**Porch**

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**Entrance hallway**

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**Living Room**

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**Kitchen**

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**Conservatory**

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**Landing**

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**Bedroom 1**

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**Bedroom 2**

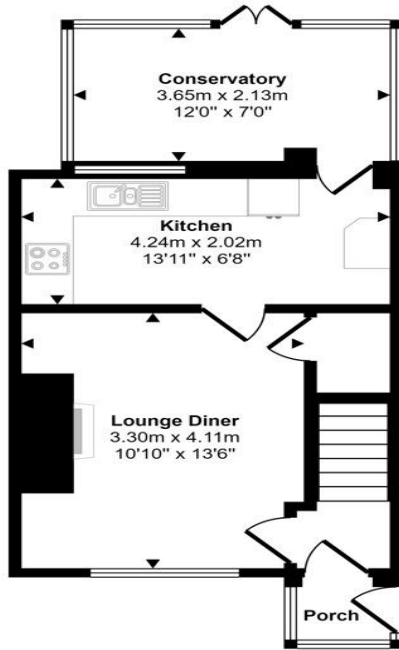
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**Shower room**

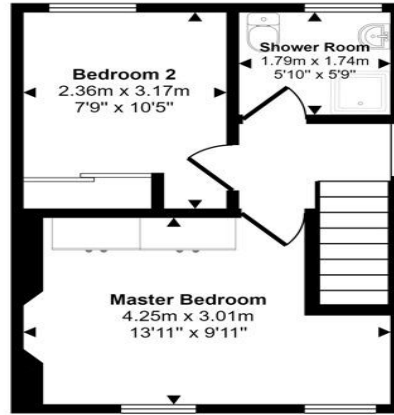
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**External**

Approx Gross Internal Area  
64 sq m / 689 sq ft



**Ground Floor**  
Approx 37 sq m / 397 sq ft



**First Floor**  
Approx 27 sq m / 292 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>		85
(69-80) <b>C</b>	70	
(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:

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admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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