



## 2 bed terraced house to buy in

Pickering Close, Cramlington,  
Northumberland, NE23 6QB

# £164,950

🏠 x2 🚿 x1 🚻 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ No onward purchase - Ready to move in
- ✓ Ground floor w/c.
- ✓ Driveway
- ✓ Beautifully presented home
- ✓ EPC Rating C

## Key Information

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

## Description

Discover this impeccably presented mid-link property, perfectly situated in Cramlington. Boasting two spacious double bedrooms, this home is ideal for first-time buyers looking for both comfort and convenience. The residence offers a stylish breakfasting kitchen—an inviting space to begin your day—and a ground floor cloakroom for added practicality.

Step outside to enjoy a private garden with lots of potential to provide a perfect space for relaxing or entertaining family and friends. The property also benefits from a driveway, ensuring ample off-street parking.

Cramlington is renowned for its excellent amenities, including bustling local shops, well-regarded schools, parks, and leisure centres. For commuters, there are superb road links with easy access to the A19 and A1, making journeys to Newcastle, the coast, and beyond effortless. Nearby, Manor Walks Shopping Centre provides a great selection of retail and dining options.

Meticulously maintained throughout and ready to move into, this property combines modern comforts with a highly convenient location. Don't miss the opportunity to make this exceptional home yours—contact us today to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £164,950

Property Type: Terraced House

Parking: Driveway

Heating: Gas

## Entrance hallway



## Living Room



## Kitchen



## Cloaks W/C



## Landing



## Bedroom 1



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## Bedroom 2

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## Bathroom

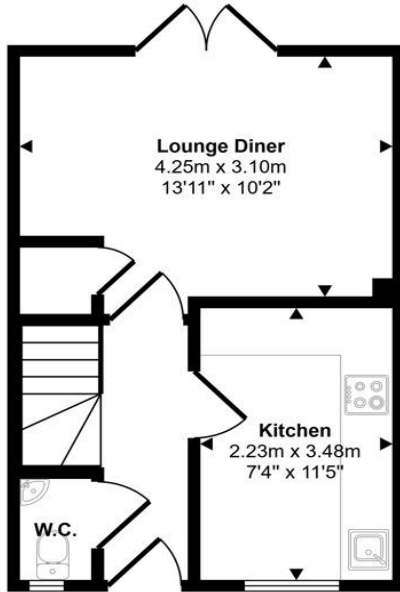


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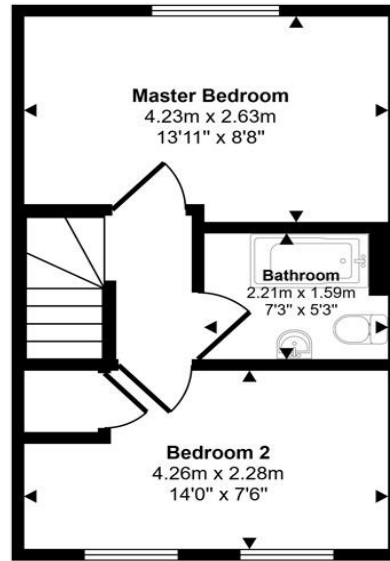
## External



Approx Gross Internal Area  
58 sq m / 622 sq ft



Ground Floor  
Approx 29 sq m / 311 sq ft



First Floor  
Approx 29 sq m / 311 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>			91
(69-80) <b>C</b>		79	
(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	

Pickering Close, Cramlington, Northumberland, NE23 6QB

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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