



## 63 Pickering Drive

Emerson Valley, MK4 2EG

£190,000

# CRANES

Cranes are pleased to offer for sale this one-bedroom cluster house situated in the popular Emerson Valley area of Milton Keynes.

The accommodation comprises an entrance hall leading into a comfortable lounge, with a separate kitchen to the ground floor. Upstairs, there is a good-sized double bedroom and a bathroom.

Externally, the property benefits from an enclosed garden and allocated parking. An ideal purchase for first-time buyers or investors alike.

Emerson Valley is a well-established residential area in west Milton Keynes, popular for its quiet setting and community feel. It offers local shops, schools and green spaces, with good access to Central Milton Keynes, main road links and the train station, making it convenient for commuters and families alike.

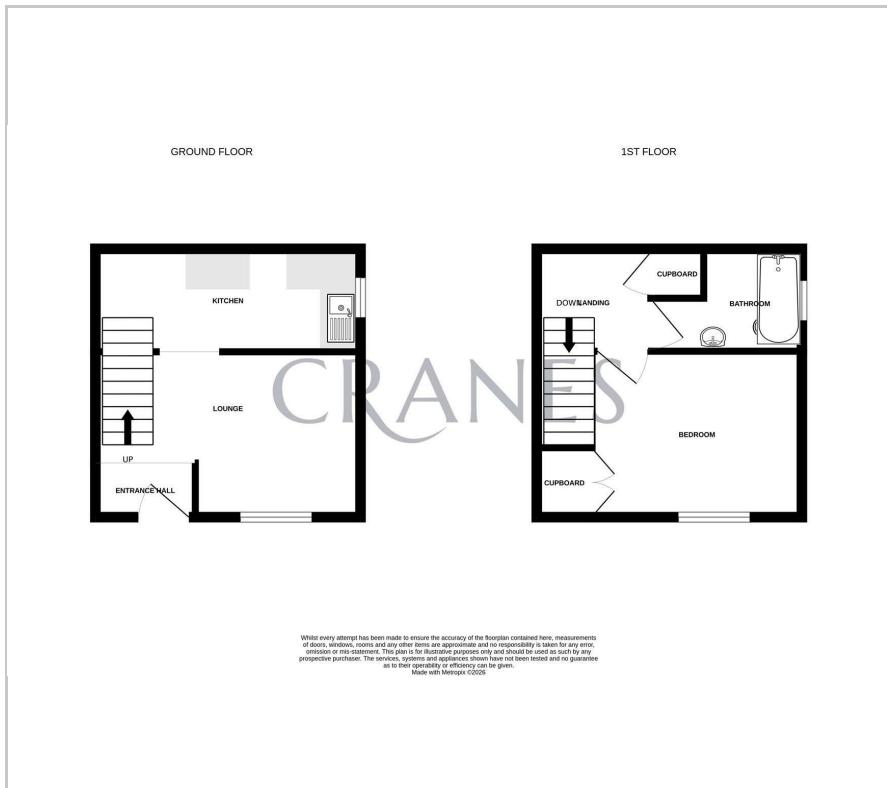
### Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

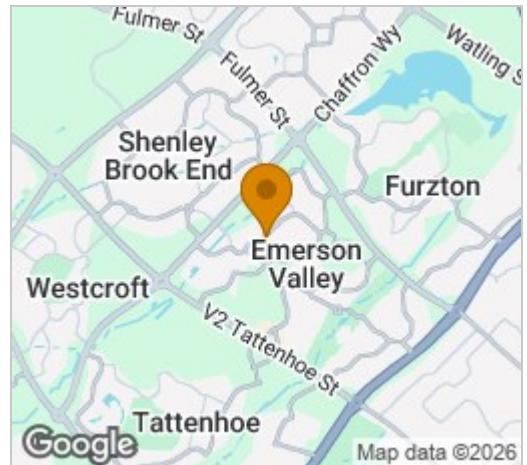
- ALLOCATED PARKING
- ENCLOSED GARDEN
- PERFECT INVESTMENT/ FIRST TIME BUYER
- DOUBLE BEDROOM
- NO UPPER CHAIN



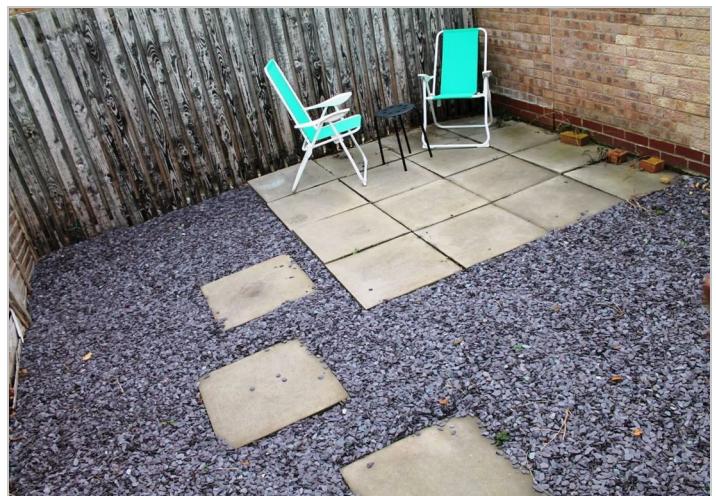
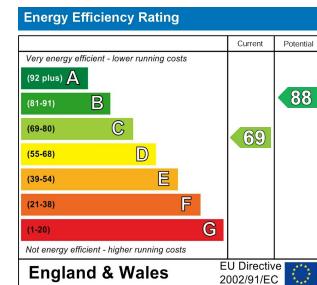
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

116b High Street, Cranfield, Bedford, MK43 0DG

Tel: 01234 750900 Email: [sales@cranesproperty.co.uk](mailto:sales@cranesproperty.co.uk) [www.cranesproperty.co.uk](http://www.cranesproperty.co.uk)