



Means Drive | Burradon | NE23 7NU

Asking price: £95,000

For sale is this two-bedroom terraced house located on Means Drive in Burradon, Cramlington. The property presents a renovation opportunity and is ideal for investors seeking a project with potential. The property is sold as seen and offers two double bedrooms, both benefitting from built-in wardrobes. The second bedroom has been partitioned to create a third bedroom/study area. There is a lounge/dining room and kitchen, providing the essential spaces for straightforward living arrangements. The property falls within Council Tax Band A and holds an EPC rating of C.

The surrounding area is well-suited for families and individuals alike, featuring several local schools in close proximity, including Burradon Community Primary School, which is within walking distance. For those who enjoy outdoor activities, the property provides access to numerous walking routes and green spaces such as Burradon Park, offering an opportunity to enjoy the natural surroundings.

Means Drive is conveniently situated for access to public transport links. Bus services in the area offer further connections to Newcastle city centre and surrounding towns.

Cramlington's town centre and Killingworth shopping centre, with its range of high street shops, supermarkets, and cafés, is a short drive away, providing essential amenities and leisure options. With its location and potential for improvement, this terraced house in Burradon offers a compelling prospect for investors.

Viewing is recommended to appreciate the scope of renovation and investment opportunities this property presents.

ROOK
MATTHEWS
SAYER

PROPERTY DESCRIPTION:

UPVC double glazed ENTRANCE DOOR TO

HALLWAY: Double radiator, under stairs storage cupboard, storage cupboard, staircase to first floor.

KITCHEN: 10'7 at max point x 9'7 max (3.22m x 2.92m)

LOUNGE/DINING ROOM: 22'3 at max point x 11'1 at max point (6.78m x 3.38m)

FIRST FLOOR LANDING: Wooden stairs to loft room

FAMILY BATHROOM: 7'7 max x 5'5 max (2.31m x 1.65m)

Briefly comprising; low level W.C., panelled bath with shower unit with shower screen, pedestal wash hand basin, two UPVC double glazed frosted windows to rear.

BEDROOM ONE: (rear): 9'0 x 9'4 plus into robes (2.74m x 2.84m)

Built in sliding mirrored wardrobes, double radiator, UPVC double glazed window to rear.

BEDROOM TWO: (11'4 into robes x 8'3 max) (3.45m x 2.52m)

Double radiator, built in wardrobes, UPVC double glazed window to front.

STUDY: (front): (7'0 plus into cupboard x 9'2 max (2.13m x 2.79m)

Radiator, cupboard housing combination boiler, UPVC double glazed window to front.

LOFT ROOM: 17'0 at max point x 10'7 at max point (5.18m x 3.22m)

Two Velux windows, fully boarded, socket points, storage cupboard.

EXTERNALLY:

Front- block paved with gravelled border.

Rear-Mainly block paved with raised decked area with handrails, brick built storage building.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: UNKNOWN

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

We have limited information regarding the sale of this property.

When a sale is agreed we must keep the property fully available until exchange of contracts have taken place.

If you require any further information on this, please contact us.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: UNKNOWN

Risk of Flooding: LOW RISK/ZONE 1

Known safety risks at property (asbestos etc...): UNKNOWN

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: C

FH00009261 .NF.NF.29/11/2025.V.1

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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