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PICKERING CLOSE, CRAMLINGTON, NE23

Offers In The Region Of £180,000

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Delightful two-bedroom semi-detached home situated within a popular residential area of Cramlington. Offering bright, well-proportioned accommodation, a private rear garden and a practical layout throughout.

A particular highlight is the spacious dual-aspect living room, which is filled with natural light, together with the open-plan kitchen and dining room featuring French doors opening onto the rear garden. Two generous double bedrooms, a ground-floor WC and a family bathroom complete the well-balanced accommodation, while the tiered rear garden provides an excellent space for both relaxing and entertaining.

Pickering Close is conveniently located for a wide range of local amenities, including shops, supermarkets, cafés and leisure facilities, together with well-regarded schools and excellent transport links. Cramlington town centre, Manor Walks Shopping Centre, the A19 and A1 are all within easy reach, making this an ideal location for commuters and families alike.

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The internal accommodation comprises: an entrance porch providing a practical welcome to the home, with access to a convenient ground-floor WC. An internal door leads into the living room, a bright and spacious reception area benefiting from dual-aspect windows to the front and side elevations, allowing an abundance of natural light to flow through the space. The staircase rises from the living room to the first floor, whilst a door leads through to the kitchen and dining room.

Positioned to the rear of the property, the open-plan kitchen and dining room is fitted with a range of wall and base units, together with space for a variety of appliances. A useful under-stair storage cupboard provides additional practicality, whilst a rear door open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces.

To the first floor, the landing provides access to two well-proportioned double bedrooms, positioned to the front and rear aspects respectively, together with the family bathroom. Externally, the rear garden has been thoughtfully arranged across two levels, with a paved seating area ideal for outdoor dining and entertaining, steps leading down to a lawned garden, and the added benefit of a private rear aspect with no direct overlooking.



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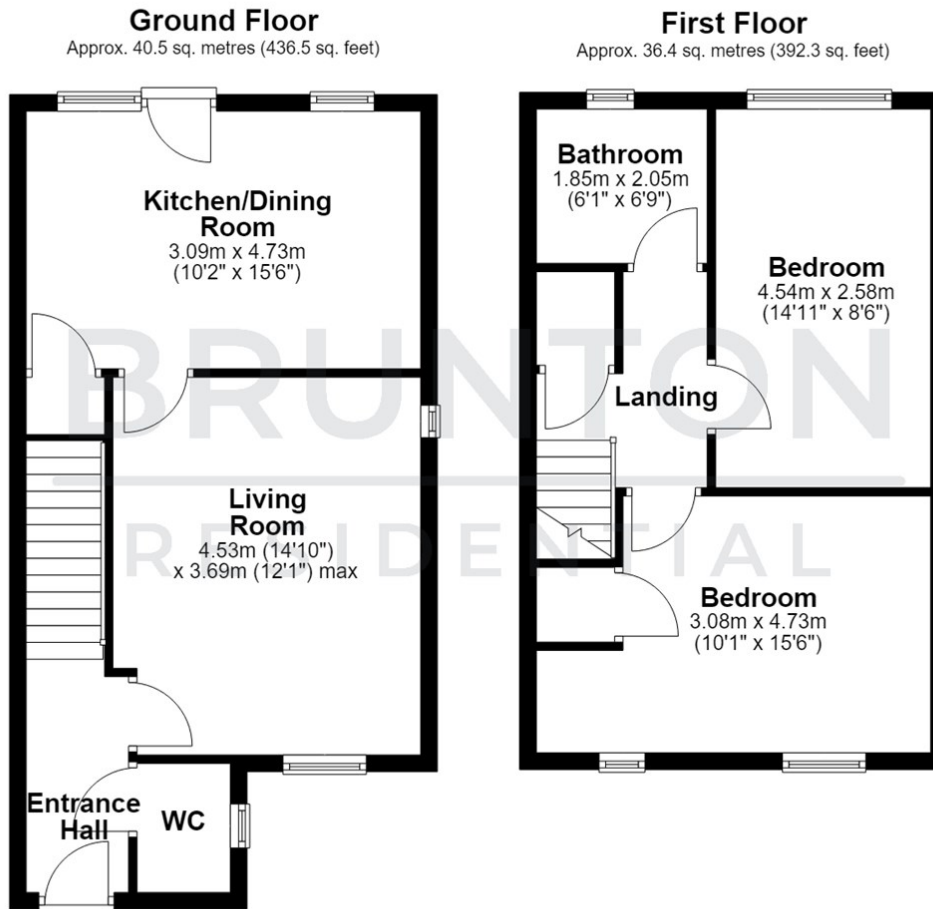
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : C



Total area: approx. 77.0 sq. metres (828.8 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	