



97 Porchester Drive , Cramlington NE23 2QQ

- Extended Corner Sited Bungalow
 - No Upper Chain
 - Dining Kitchen
- Two Double Bedrooms
- Gardens Front & Rear
- Popular Estate
- Living Room
- Shower Room
- Conservatory
- Driveway & Garage

Asking Price £224,500





An excellent opportunity to purchase this lovely well extended corner plot bungalow situated in the heart of Cramlington. Having the added benefit of being sold with No Upper Chain and not being directly overlooked to rear. Internal viewing is recommended to fully appreciate the size of property on offer.

Briefly comprising a Reception Hallway, Living Room to the front, excellent sized Dining Kitchen with ample wall & floor units with space for table & chairs, conservatory, 2 Double Bedrooms, Shower Room/w.c. Externally there is a driveway, car port and garage as well as gardens to the front & rear. There is also a timber shed down side elevation allowing for extra storage.

Freehold.

Reception Hallway

Lounge

14'11 x 10'10

Dining Kitchen

19'0 x 11'4

Conservatory

11'0 x 8'6

Bedroom One

11'8 x 9'9

Bedroom Two

9'7 x 8'7

Shower Room

7'0 x 5'5

Externally

Disclaimer

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.






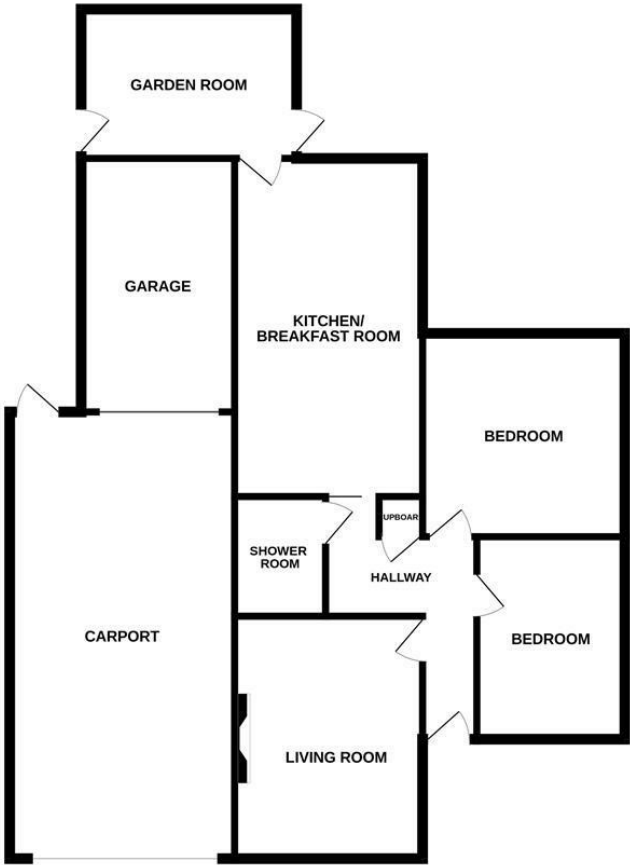


Local Authority Northumberland County Council
Council Tax Band B
EPC Rating D
Tenure Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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