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SHILLAW PLACE, BURRADON, CRAMLINGTON, NE23

Offers Over £150,000

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Welcomed to the market is this well presented, 3-bedroom, mid-terrace property, located on Shillaw Place in Burradon.

The property briefly comprises a living room, extended open plan kitchen/diner, three bedrooms and family bathroom. Externally, the property has a small gated garden to the front, overlooking the pedestrianised square to the front, and a large yard to the rear. The current owners have fitted solar panels to the roof, to aid in reducing the running costs of the property.

Shillaw Place is a quiet residential cul-de-sac in the popular Burradon area, offering easy access to local amenities, schools and transport links and nearby countryside walks. Ideally positioned for commuting to Newcastle, Cramlington and the coast, the area combines a peaceful setting with convenient everyday living.

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The property comprises: An entrance hallway, with stairs leading to the first floor, and a door leading through to the kitchen/diner area to the rear. The kitchen is an impressive space, benefitting from being extended, it allows ample space for dining furniture, and is the focal point of the house. The kitchen area has external access to the rear yard. Through an opening to the front, you will find the living room, which has been fitted with a wood burner, to help with heating on cold days, and French doors, which lead out to the front gated garden.

To the first floor, there is a central landing, which has doors leading off to all three bedrooms, and the family bathroom. Bedrooms one and two are both double rooms, with bedroom three being a single. Bedroom one benefits from a built-in wardrobe, with ample space in bedrooms two and three to fit wardrobes if required.

Externally, the property has a small garden to the front, accessed by both the front door, and French doors in the living room. This has an artificial lawn laid, and patio area, along with a brick built storage shed, which is electrified. To the rear, the property has a large yard, which has space to park at least one car, but currently houses log stores for the wood for the owners wood burner.

The property is ready for someone to move in and make it their own, with only personal decorative changes required. This would appeal to a first-time buyer, or someone looking to upsize.



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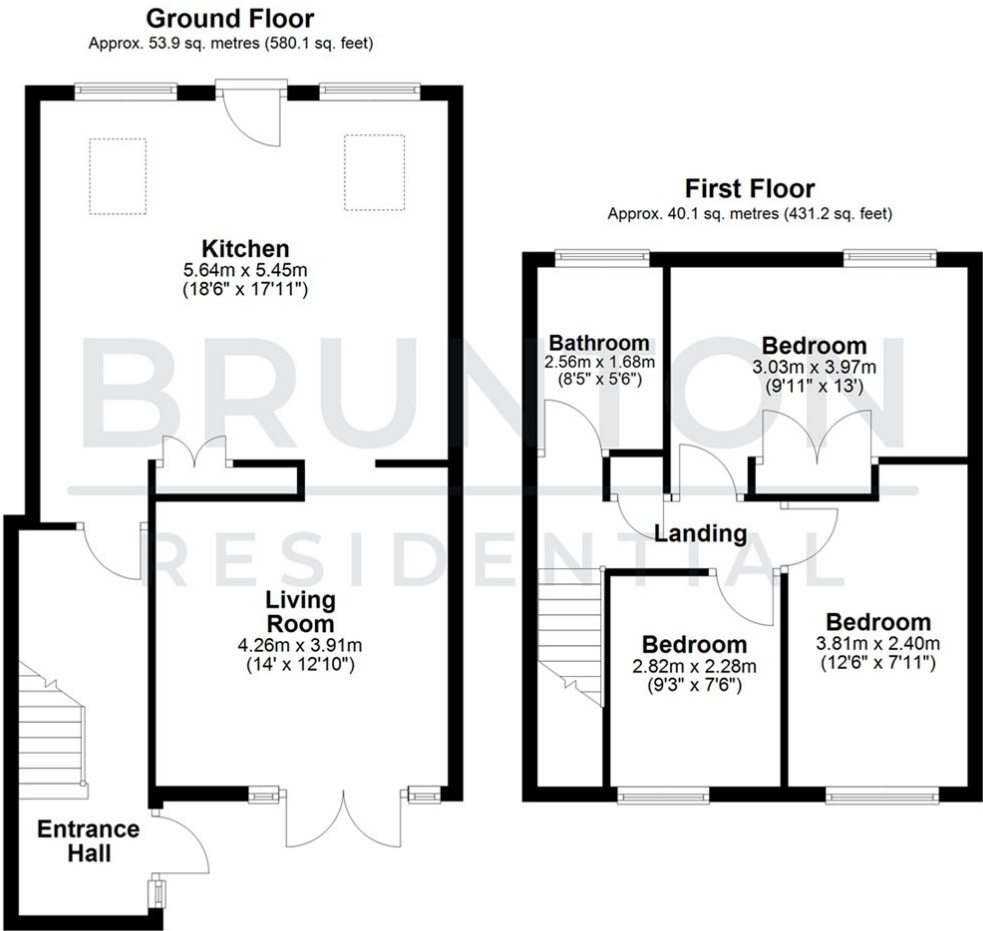
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : A

EPC RATING :



Total area: approx. 93.9 sq. metres (1011.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
England & Wales		

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		
England & Wales		