



## 2 bed bungalow to buy in NE23

Boulmer Avenue, Cramlington,  
Cramlington, Northumberland, NE23 3QY

**£199,500** Offers Over

🛏 x2 🍳 x1 🚗 x1

Tenure

**Freehold**

## Property features

- ✓ Bungalow in a great location!
- ✓ Refurbished kitchen
- ✓ Low maintenance garden
- ✓ Driveway
- ✓ EPC Rating C

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Super opportunity to purchase a bungalow in the sought after Northburn estate within Cramlington. A popular established area with a great range of amenities, shops and travel links.

This home has some great features, including a refurbished kitchen and a lovely low maintenance garden.

The accommodation includes entrance hallway, living/dining room, kitchen, bathroom and two bedrooms. Externally there is a good sized driveway and a low maintenance garden offering a good deal of privacy.

The current owner has upgraded the kitchen to provide a modern and practical space. This home is in a prime location and is ready to move into.

Contact us now to arrange your viewing.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £199,500

Property Type: Bungalow

USPs: Garden

Parking: Driveway

Heating: Gas

## Entrance hallway



## Living/dining Room



## Kitchen



## Conservatory



## Internal hallway



## Bedroom 1



## Bedroom 2



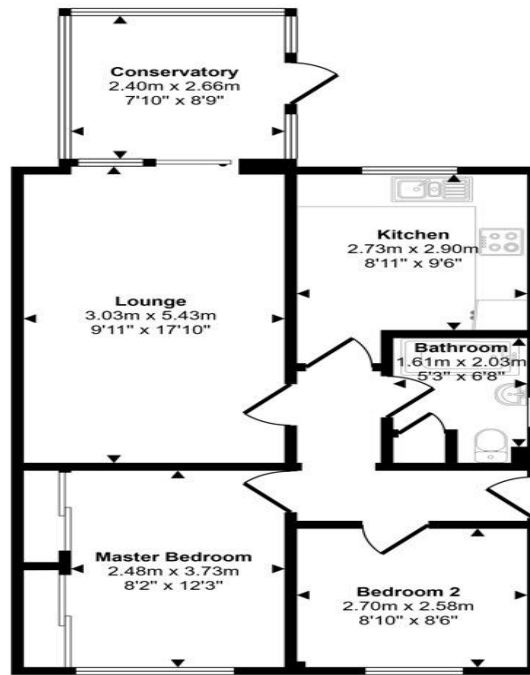
## Bathroom



## External



Approx Gross Internal Area  
61 sq m / 659 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            | 89        |
| (69-80) <b>C</b>                                   | 73                         |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

Boulmer Avenue, Cramlington, Cramlington, Northumberland, NE23 3QY

Contact your local branch today for more information on this property:

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.co.uk/>

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