



Burradon Road, Burradon, Cramlington

Offers Over £180,000

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RICHARDSONS 



# Burradon Road Cramlington, NE23 7NF

- Substantial Detached House
- Three Large Double Bedrooms
- Historical Building
- Viewings Essential
- Stone Built
- Decorative Features
- Village Location
- EPC Rating D



**\*\* Impressive Stone Built Detached House \*\* Historical Building \*\* 3 Large Double Bedrooms \*\* Generous Living Space \*\***

Richardsons welcome to market this generous family home situated on Burradon Road. Formerly Burradon Village Post Office until converted, this historical home has easy access to local amenities within the village, as well as good public transport and road links. Viewings are essential.



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The well proportioned accommodation briefly comprises: An entrance lobby opening into an open plan sitting room and modern fitted kitchen-diner to the front. With stripped wood flooring through the front of the house, the kitchen has been fitted with an excellent range of wall, floor and drawer units, incorporating a built in electric hob with stainless steel extractor hood, electric oven, stainless steel sink unit.

To the rear, a spacious additional lounge with a feature fireplace and wood burning stove, large utility room, ground floor WC and access to a bright and airy conservatory.

To the first floor a generous landing provides access to three substantial double bedrooms and combined bathroom/w.c.

Externally the property has a small garden area to the front, an attractive patio garden to the rear with off street car parking and access to a large attached garage which opens onto a good sized workshop.

The property retains much original and decorative character with the advantages of gas fired radiator central heating, upvc double glazing and a high standard of decoration and fittings throughout.



Approximate Measurements:

Sitting Room: 15' 5" x 7' 10" (4.70m x 2.39m)

Dining Kitchen: 15' 5" x 13' 0" (4.70m x 3.96m)

Lounge: 17' 6" x 16' 3" (5.33m x 4.95m)

Utility Room: 12' 4" x 7' 3" (3.76m x 2.21m)

Conservatory: 10' 0" x 5' 1" (3.05m x 1.55m)

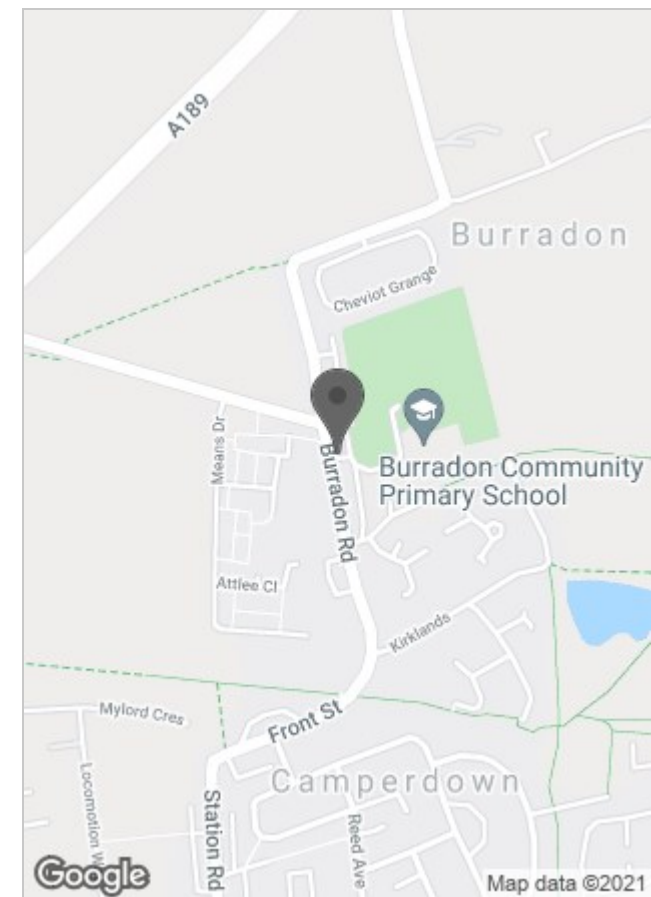
Bedroom One: 16' 0" x 13' 0" (4.87m x 3.96m)

Bedroom Two: 15' 0" x 10' 7" (4.57m x 3.22m)

Bedroom Three: 12' 0" x 9' 11" (3.65m x 3.02m)

Bathroom: 7' 5" x 5' 5" (2.25m x 1.65m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.