



## 2 bed end of terrace house to buy in NE23

Mallard Street, Barley Meadows,  
Cramlington, Northumberland, NE23 6DA

**£180,000** Offers Over

🏠 x2 🚗 x1 🚻 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Spacious living/dining room
- ✓ Great location with travel links
- ✓ Two generous double bedrooms
- ✓ South Westerly facing rear garden
- ✓ EPC Rating B

## Key Information

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

## Description

Presenting this superb end terrace home, beautifully maintained and situated within a modern, sought-after estate in Cramlington. Boasting excellent road links, this property sits within easy reach of the town's amenities and is just a short distance from Cramlington hospital.

Inside, discover a spacious living and dining room offering space for relaxing or entertaining guests. The home features two generous double bedrooms, ideal for first time homeowners and those desiring extra space and comfort. Finished to an excellent standard, each room reflects a high level of care and attention to detail.

Outside, a delightful south/west-facing garden awaits, perfect for enjoying sunshine from mid-morning through to the evening, and hosting gatherings. Side access to the garden enhances practicality, while the private driveway ensures secure and convenient parking at all times.

The property has great access to local walking routes, making it an ideal base for those who enjoy outdoor pursuits, dog walking, or leisurely strolls. With excellent transport connections, schools, and the vibrant amenities of Cramlington close by, this home offers both comfort and convenience.

Opportunities like this don't come up often—arrange a viewing to appreciate all this exceptional property has to offer.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £180,000

Property Type: End of terrace house

Parking: Driveway

Heating: Gas

## Entrance hallway



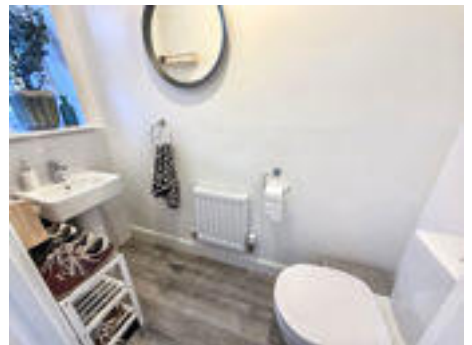
## Living Room



## Kitchen



## Cloaks W/C



## Landing



## Bedroom 1



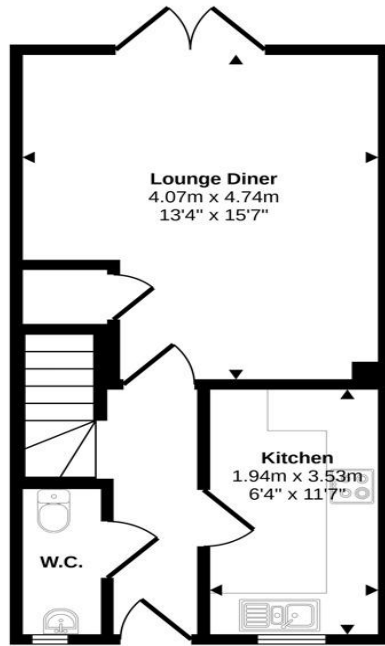
## Bedroom 2



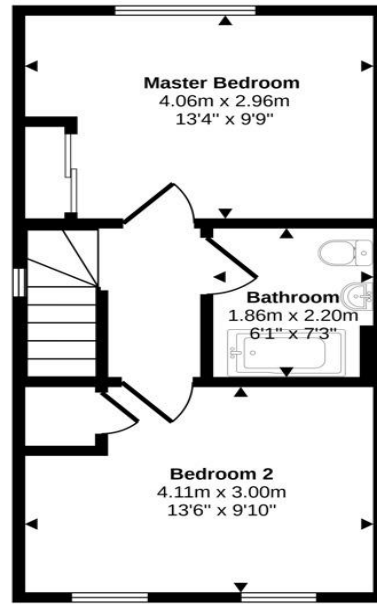
## Bathroom



Approx Gross Internal Area  
69 sq m / 739 sq ft



**Ground Floor**  
Approx 34 sq m / 368 sq ft



**First Floor**  
Approx 34 sq m / 371 sq ft

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>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(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 2002/91/EC

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