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Oasby Close

St. Nicholas Manor Cramlington, NE23 1AG

POTENTIAL INVESTMENT OPPORTUNITY - PERFECT FIRST TIME BUY - THREE BEDROOMS

Brunton Residential are pleased to offer to the market this three bedroom home located on Oasby Close, Cramlington. The property is close to local schools and amenities and would make an excellent first time buy or investment opportunity.

£175,000

11 Oasby Close

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Accommodation briefly comprises of; entrance porch, lounge with window to front, breakfasting kitchen with window and French door access to rear gardens and an internal hallway with WC & staircase to first floor. The kitchen has a range of wall and floor units with coordinated work surfaces. The first floor consists of two bedrooms of equal size and both would fit a double bed with furniture while a family bathroom is in between. The top floor boasts a large master bedroom with ample storage and velux windows. Externally, there is a garden to the rear with fenced boundary and gated access whilst to the front are two allocated parking spaces.

ON THE GROUND FLOOR

Porch

Lounge

15'0" x 12'0" (4.57m x 3.67m)

WC

Kitchen

8'11" x 12'0" (2.72m x 3.67m)

ON THE FIRST FLOOR

Bedroom

8'11" x 12'0" (2.72m x 3.67m)

Bathroom

Bedroom

8'8" x 12'0" (2.63m x 3.67m)

ON THE SECOND FLOOR

Bedroom

25'11" x 12'0" (7.90m x 3.67m)

Disclaimer



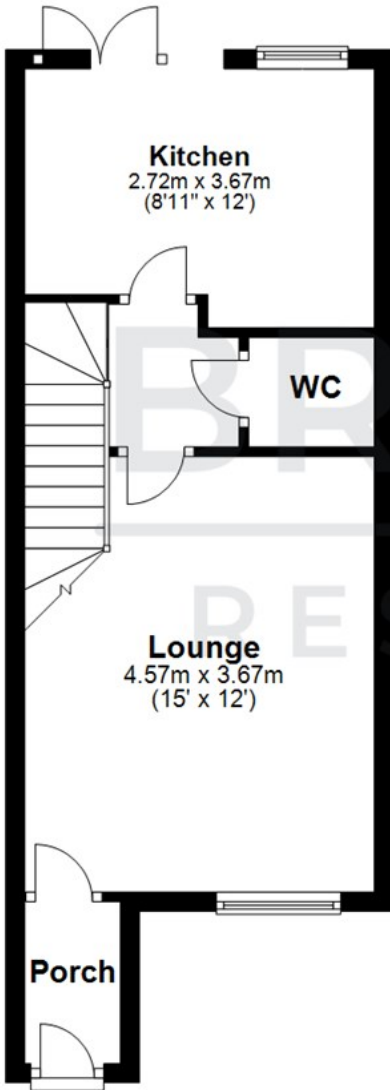
- POPULAR LOCATION
- THREE BEDROOM
- TOWNHOUSE
- REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- NO ONWARD CHAIN



Floor Plan

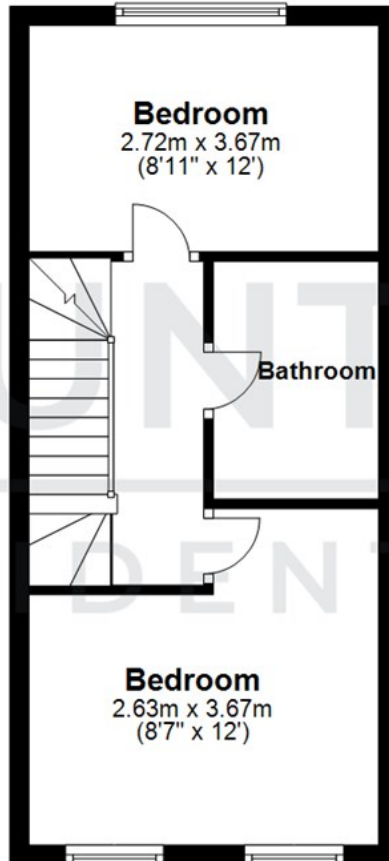
Ground Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



First Floor

Approx. 31.8 sq. metres (341.9 sq. feet)



Second Floor

Approx. 29.0 sq. metres (312.0 sq. feet)



Total area: approx. 94.1 sq. metres (1013.1 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	95		

Energy Efficiency Rating Legend:

- A (92 plus): Very energy efficient - lower running costs
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20): Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:

- A (81-91): Very environmentally friendly - lower CO₂ emissions
- B (69-80)
- C (55-68)
- D (39-54)
- E (21-38)
- F (1-20): Not environmentally friendly - higher CO₂ emissions

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