



15 Oakley Drive

Cramlington, NE23 2YF

SEMI DETACHED - THREE BEDROOMS - FANTASTIC GARDENS

Brunton residential are delighted to offer for sale this three bedroom home located on Oakley Drive in Cramlington. This home is in a fantastic internal condition and has an excellent garden.

£175,000

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Accommodation briefly comprises; Entrance hallway, lounge with window to front which is open plan to the dining area, fully fitted kitchen and a separate utility area.

The first floor consists of; master bedroom, bedroom two, bedroom three and a family bathroom with a separate WC.

The property is set back from the road offering a lovely front garden along with a wide driveway leading to the garage. The rear garden is laid mainly to lawn with some planted and paved areas.

This is a fantastic property in a great location and will make a perfect family home.

For more info and to book your viewing, call our sales team on 01912368347.

ON THE GROUND FLOOR

Hallway

Lounge Area

11'9" x 14'1" (3.6 x 4.3)

Dining Area

10'9" x 8'10" (3.3 x 2.7)

Kitchen

11'1" x 9'2" (3.4 x 2.8)

Utility Room

Landing

Master Bedroom

10'5" x 11'9" (3.2 x 3.6)

Bedroom Two

11'9" x 8'10" (3.6 x 2.7)

Bedroom Three

9'2" x 8'2" (2.8 x 2.5)

Bathroom WC

Disclaimer.

ON THE FIRST FLOOR



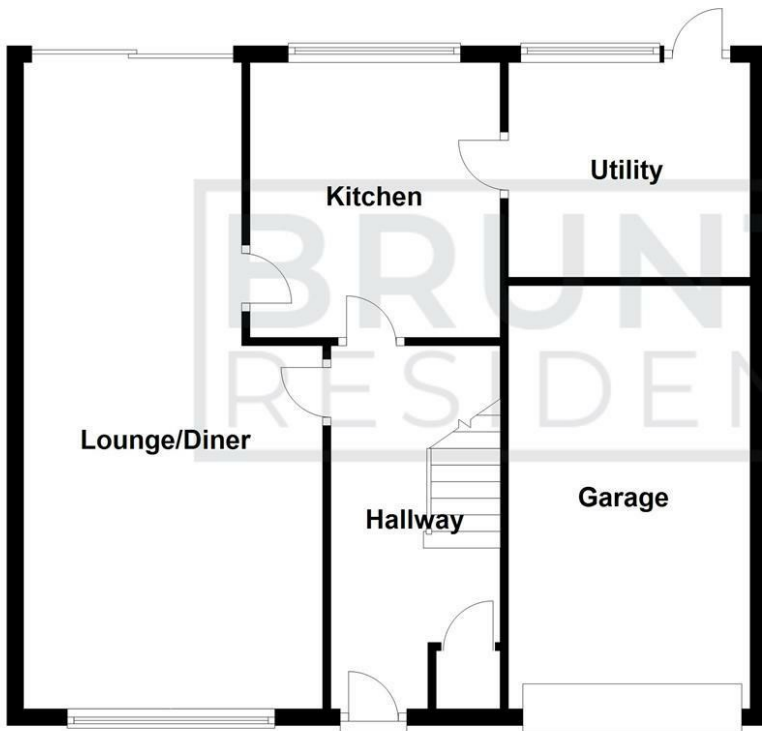
- SEMI DETACHED
- PERFECT FAMILY HOME
- THREE BEDROOMS
- GARAGE
- DOUBLE DRIVEWAY
- FANTASTIC GARDENS



Floor Plan

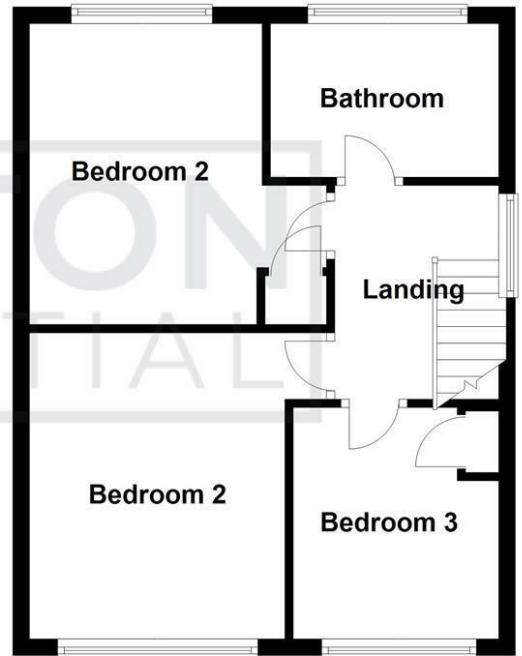
Ground Floor

Approx. 68.2 sq. metres (733.7 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



Total area: approx. 110.1 sq. metres (1184.7 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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	