



## 2 bed semi-detached house to buy in NE23

Mayfield Avenue, Cramlington, Northumberland, NE23 2AA

# £179,950

🏠 x2 🚿 x1 🚻 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Stunning home
- ✓ Bi fold doors open to garden
- ✓ Ground floor w/c.
- ✓ Landscaped garden
- ✓ EPC Rating C

## Key Information

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

## Description

Beautifully presented home offers stunning modern living throughout. The current owner has upgraded the property to present a very appealing and impressive home.

Ready to move into with no onward purchase.

The spacious living areas have been extended to provide a open plan entertaining space, with elegant bi-fold doors that open out to the impeccably landscaped garden.

The living room provides bespoke built-in shelves and a contemporary media wall offering both practicality and style, while a dedicated utility room with a convenient W/C adds to the home's functionality. Attention to detail is evident in every room with some fantastic features.

The first floor offers two generously sized double bedrooms and a stunning family bathroom, complete with a striking free-standing bath and a stylish gold floor tap, as well as a double basin sink with brushed gold hardware that adds a touch of sophistication.

A fantastic patio and a charming gazebo create an inviting outdoor space, perfect for relaxing or entertaining guests.

Situated within easy reach of Cramlington's excellent amenities, residents will enjoy nearby shops, schools, local parks, and transport links, all contributing to a vibrant and connected lifestyle.

This outstanding home perfectly blends luxury and convenience in a sought-after Cramlington location. Early viewing is highly recommended—schedule your visit today to experience everything this property has to offer.

Council Tax Band: B

Tenure: Freehold

Price: £179,950

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

**Entrance porch**

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**Entrance hallway**

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**Living Room**



**Dining Room**



**Alternate image**

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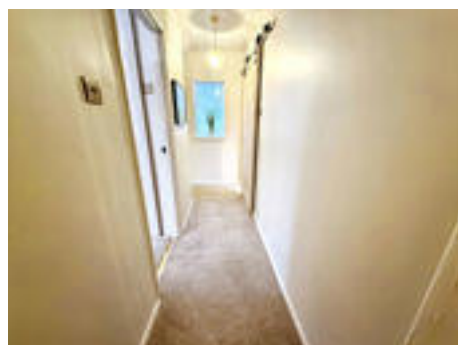
**Kitchen**

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**Utility/w/c**



**Landing**



## Bedroom 1



## Bedroom 2



## Bathroom

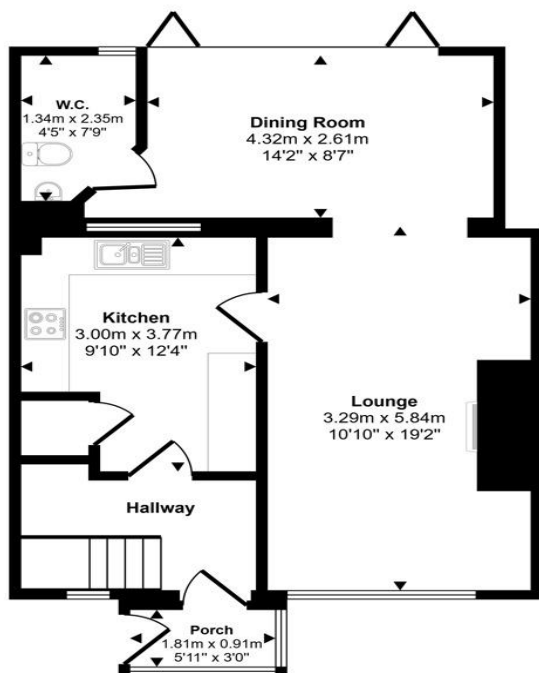
## External



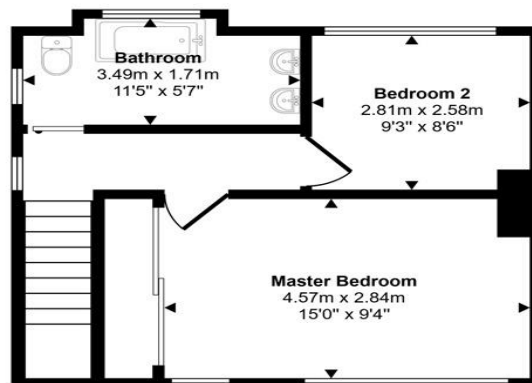
## Additional image



Approx Gross Internal Area  
91 sq m / 982 sq ft



Ground Floor  
Approx 55 sq m / 595 sq ft



First Floor  
Approx 36 sq m / 387 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>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(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	

Mayfield Avenue, Cramlington, Northumberland, NE23 2AA

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