



3 bed semi-detached house to buy in NE23

Gainsborough Place, Cramlington, Northumberland, NE23 6QT

£269,950 Offers Over

 x3  x1  x2

Tenure

Freehold

Property features

- ✓ Great location
- ✓ Three bedrooms
- ✓ Extended to ground floor
- ✓ Driveway and garage
- ✓ EPC Rating C

Driveway & Garage parking

Key Information

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

Description

Situated on the ever popular Southfield Green estate in Cramlington, this extended three bedroom semi detached home offers spacious and modern living accommodation, ideal for families and first-time buyers alike.

The property briefly comprises an entrance porch leading into a welcoming hallway, a comfortable lounge, and an impressive rear extension creating a versatile open-plan kitchen and dining/lounge area, perfect for entertaining and everyday family living.

To the first floor are three well proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a driveway providing off street parking, a garage and a lawned garden to the front. To the rear is a low maintenance enclosed garden, ideal for relaxing and outdoor dining.

Finished with modern décor throughout, this attractive home is ready to move straight into and must be viewed to be fully appreciated.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £269,950

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Living Room



Kitchen



Dining Room



Additional reception room



Bedroom 1



Bathroom

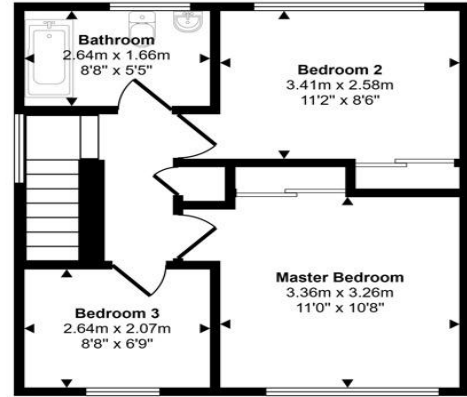
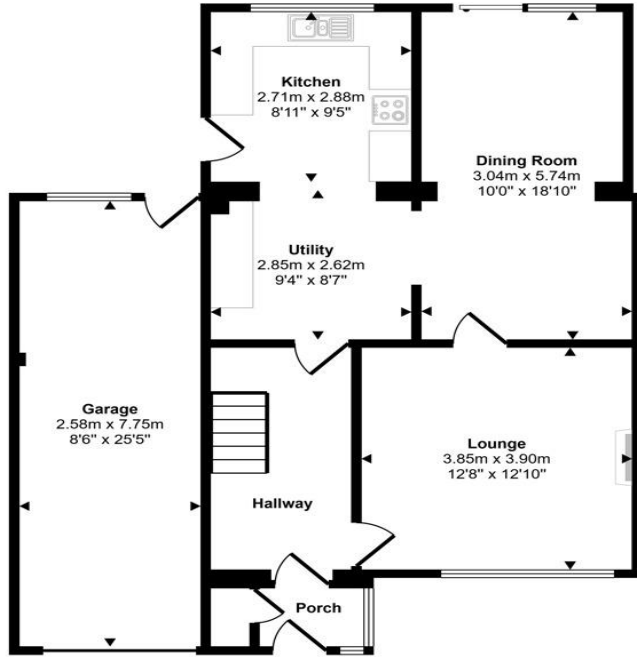


Bedroom 2



Bedroom 3

Approx Gross Internal Area
122 sq m / 1312 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) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Gainsborough Place, Cramlington, Northumberland, NE23 6QT

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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.

