



### 3 bed detached house to buy in

Kirkbride Place, Cramlington, Cramlington,  
Northumberland, NE23 2XQ

**£269,950**

🏠 x3 🚗 x1 🚗 x2

Tenure

**Freehold**

### Property features

- ✓ Garage and driveway
- ✓ Generous corner plot
- ✓ Extended detached home
- ✓ Open plan living accommodation
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

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

## Description

Great opportunity to purchase a detached home on a great plot in Cramlington. This lovely property has some fantastic features and is really well located for amenities and schools. Well situated on a corner plot with good sized garden to the rear and driveway to the front elevation. The current owners have opened the living accommodation up to provide a fantastic space for entertaining and dining. The kitchen is well proportioned and offers a good deal of fitted units and there is a spacious summer room to the rear overlooking the garden.

The living accommodation comprises porch, hallway, open plan living/dining/family space and arch to a good sized kitchen. There are glazed doors to a spacious summer room which overlooks the garden. The first floor provides three bedrooms and a bathroom. Externally there is a large garden to the rear with lawn and patio area. The garage is accessed via an up and over door to the front elevation.

This home will appeal to those looking for a well positioned detached home within Cramlington.

Council Tax Band: C

Tenure: Freehold

Price: £269,950

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Porch



## Hallway



## Living Room



## Dining Room



## Sun room



## Kitchen



## Landing



## Bedroom 1



## Bedroom 2



## Bedroom 3



## Bathroom

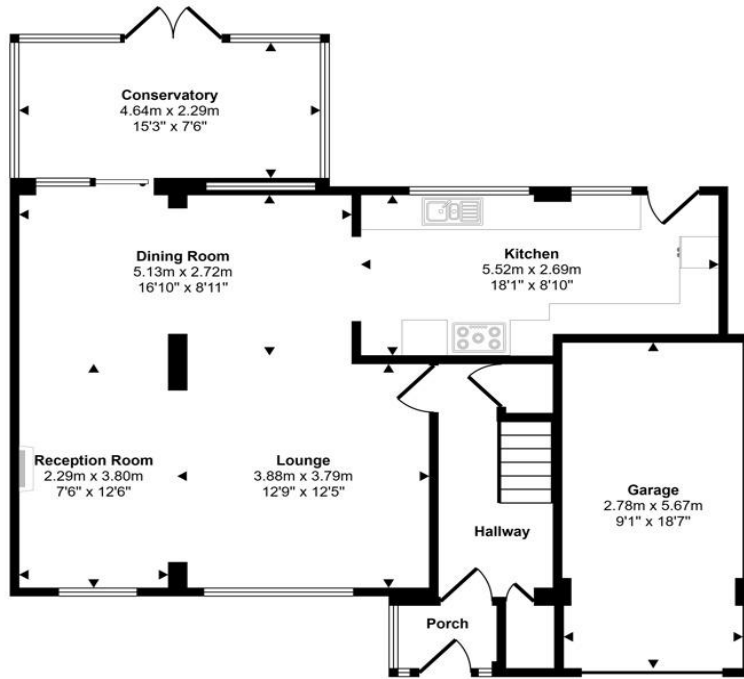


---

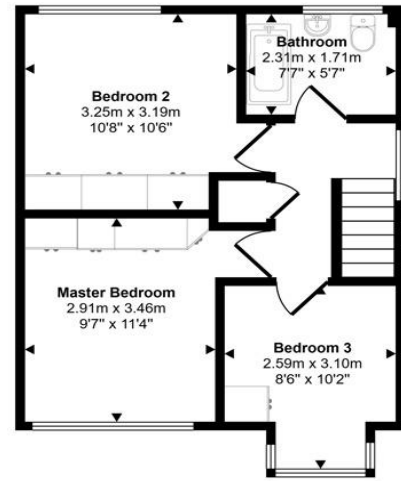
## External



Approx Gross Internal Area  
135 sq m / 1450 sq ft



Ground Floor  
Approx 95 sq m / 1019 sq ft



First Floor  
Approx 40 sq m / 431 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>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		66	
(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	

Kirkbride Place, Cramlington, Cramlington, Northumberland, NE23 2XQ

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.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.

