



## 2 bed detached bungalow to buy in NE23

Delamere Crescent, Cramlington,  
Northumberland, NE23 3FY

**£279,950** Offers over

🏠 x2 🚗 x1 🚗 x1

Tenure

**Freehold**

## Property features

- ✓ No onward purchase
- ✓ Sought after location
- ✓ Large low maintenance garden
- ✓ Modern shower room
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

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

## Description

Fantastic opportunity to purchase a detached bungalow on the sought after Northburn estate. This lovely home has some super features including a good sized driveway, landscaped low maintenance garden and a modern shower room.

The property is very well placed for local walks and green spaces, travel links, shops and amenities are nearby providing convenience and practicality.

Well maintained and cared for, this home comprises entrance porch and hallway, living room with bay window, kitchen, two double bedrooms and a shower room. There is access to the garden from both sides, a driveway providing access to the garage and off street parking. The garden is landscaped to provide a low maintenance and accessible space to enjoy the summer months.

There is no onward purchase associated with this home.

To view your dream home, call us today.

Council Tax Band: C

Tenure: Freehold

Price: Offers over £279,950

Property Type: Detached Bungalow

Parking: Driveway & Garage

Heating: Gas

## Entrance hallway



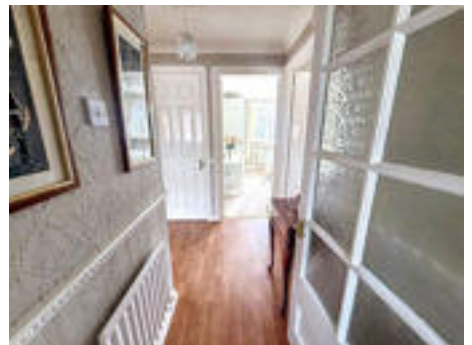
## Living Room



## Kitchen



## Hallway



## Bedroom 1



## Bedroom 2



---

## Shower room

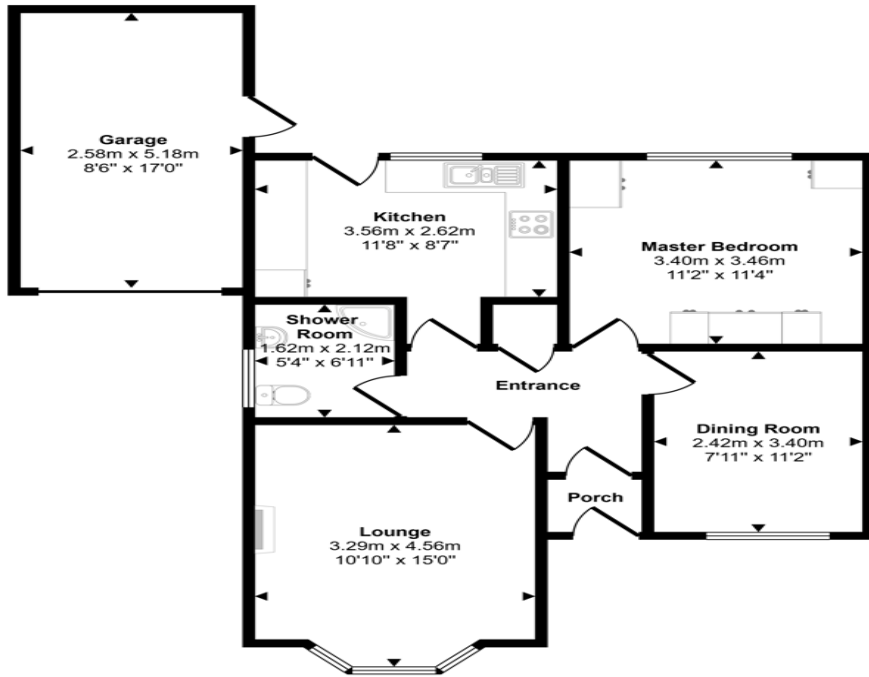


---

## Garden



Approx Gross Internal Area  
71 sq m / 763 sq ft



Floorplan

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>		76
(55-68) <b>D</b>	61	
(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	

Delamere Crescent, Cramlington, Northumberland, NE23 3FY

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.

