



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

McNulty Court, Dudley, Cramlington, Tyne and Wear, NE23 7HX

# £249,950

🏠 x4 🚗 x1 🚗 x1

Tenure

**Freehold**

## Property features

- ✓ Fantastic family home
- ✓ Beautifully presented
- ✓ Lovely rear garden with southerly aspect
- ✓ Ground floor w/c.
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

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

## Description

Situated in Dudley, this beautifully presented semi-detached home offers the perfect blend of comfort, and convenience. Maintained to an excellent standard throughout, the property is ideal for families searching for a spacious, versatile living environment with outstanding local amenities close by.

The inviting entrance leads to a hallway with practical cloakroom and attractive living room. The heart of the home is the open-plan kitchen and dining area, providing a wonderful space for everyday living and entertaining. French doors open out onto a picturesque southerly-facing garden—perfect for summer gatherings or relaxing in the sun. There is also an internal door to the garage providing a practical area for storage.

Upstairs are four generously sized bedrooms, offering plenty of space for a growing family or those working from home. The property also boasts a modern, well-appointed bathroom for added comfort.

Outside, the home benefits from a private driveway and garage, ensuring ample parking and storage solutions. The lovingly tended garden to the rear enjoys a highly desirable southerly aspect.

Located in Dudley with a variety of reputable local schools, shops, and amenities, residents will appreciate the excellent transport links too.

This outstanding home is ready to move into and must be seen in person to be fully appreciated. Arrange a viewing today and discover everything this remarkable property has to offer.

Council Tax Band: C

Tenure: Freehold

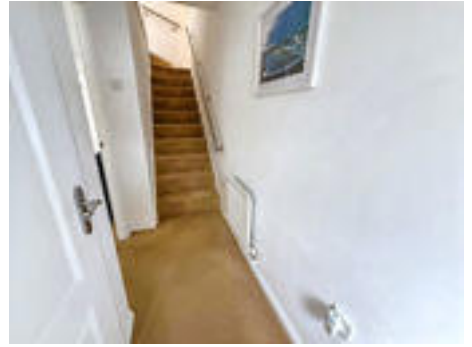
Price: £249,950

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Entrance hallway



## Living Room



## Kitchen/diner



## Alternate image



## W/C



## Landing



## Bedroom 1



## Bedroom 2



## Bedroom 3



## Bedroom 4



## Bathroom

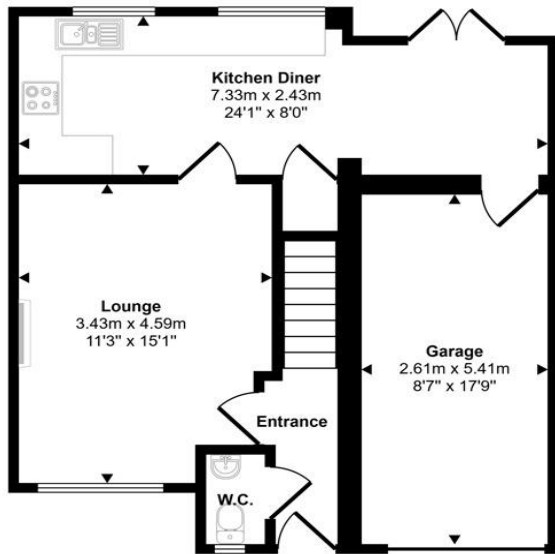


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## External



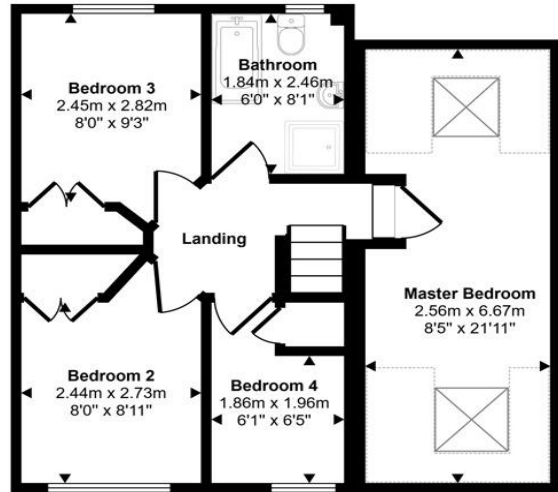
Approx Gross Internal Area  
107 sq m / 1150 sq ft



Ground Floor  
Approx 56 sq m / 604 sq ft

Denotes head height below 1.5m

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.



First Floor  
Approx 51 sq m / 546 sq ft

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>	<b>75</b>	<b>80</b>
(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	

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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/>

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