



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

Village Road, Cramlington,  
Northumberland, NE23 2AQ

**£179,950**

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Spacious home
- ✓ Refurbished
- ✓ Generous garden
- ✓ No onward purchase - Ready to move in
- ✓ EPC Rating C

## Key Information

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

## Description

Well located within Cramlington, this beautifully refurbished property presents an ideal opportunity for families searching for a contemporary and convenient home. Boasting a new kitchen, bathroom and flooring throughout, the house showcases a spacious and airy open-plan living and dining area—perfect for entertaining guests or unwinding with loved ones in comfort.

To the front, a private driveway offers stress-free parking, while the generous rear garden, which enjoys a desirable south-westerly aspect, provides ample space for children to play or for the keen gardener to create a welcoming outdoor retreat. With exciting potential for further enhancements, the garden is sure to impress those with vision.

Enjoy the convenience of being just a short stroll from local shops and essential amenities, making daily life effortless. Cramlington itself offers excellent transport links, reputable schools, and a strong sense of community, ensuring it remains highly sought after by families and commuters alike.

With no onward purchase to consider, moving in could be a smooth and straightforward process. This is a wonderful home with so much to offer.

Arrange a viewing today and discover the charm and potential of this exceptional property for yourself.

Council Tax Band: A

Tenure: Freehold

Price: £179,950

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Entrance Porch

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## Hallway



## Living Room



## Dining Room



## Kitchen



## Landing



## Bedroom 1



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## Bedroom 2



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## Bedroom 3

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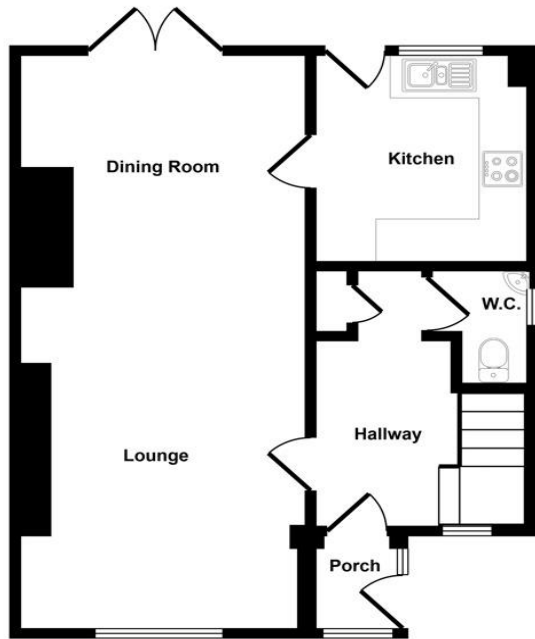
## Bathroom



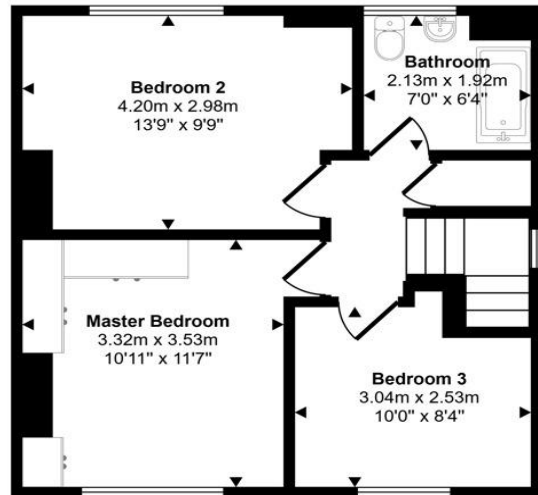
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## Garden

Approx Gross Internal Area  
93 sq m / 1005 sq ft



Ground Floor  
Approx 50 sq m / 539 sq ft



First Floor  
Approx 43 sq m / 467 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>		83
(69-80) <b>C</b>	70	
(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	

Village Road, Cramlington, Northumberland, NE23 2AQ

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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