



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

Rosedene Villas, Cramlington, Northumberland, NE23 2AF

**£160,000**

🏠 x3 🚿 x1 🚻 x1

Tenure

**Freehold**

### Property features

- ✓ Modern kitchen
- ✓ Driveway
- ✓ Fantastic garden
- ✓ Ground floor w/c.
- ✓ EPC Rating C

Driveway parking

## Key Information

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

## Description

Situated in a popular location within Cramlington, this beautifully presented three bedroom semi-detached home offers exceptional family living.

This well-cared for property combines modern comforts with generous proportions, making it an ideal choice for first time buyers and growing families alike.

Step inside to discover a spacious, open plan living and dining room that creates a welcoming environment for entertaining guests or relaxing with loved ones. The modern kitchen is thoughtfully designed and opens to the garden. A ground floor cloakroom adds further convenience for busy households.

Upstairs well-proportioned bedrooms offer ample space for family members or guests and a family bathroom. The property benefits from a large, well-maintained garden, ideal for summer barbeques, children's play or simply enjoying the outdoors.

There is a driveway with the added bonus of an outhouse providing handy additional storage or potential workshop space. With no onward purchase, this is an excellent opportunity to move straight in and make the home your own.

The location is hard to beat, with a range of reputable schools, local shops and everyday amenities all within easy reach. Cramlington itself offers a friendly community and plenty of green spaces to explore.

Discover all this delightful property has to offer – arrange your viewing today and take the first step towards your new home in Cramlington.

Council Tax Band: A

Tenure: Freehold

Price: £160,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Entrance hallway



## Living Room



## Additional image



## Dining Room



## Kitchen

## W/C/Cloaks



## Landing



## Bedroom 1



## Bedroom 2

## Bedroom 3

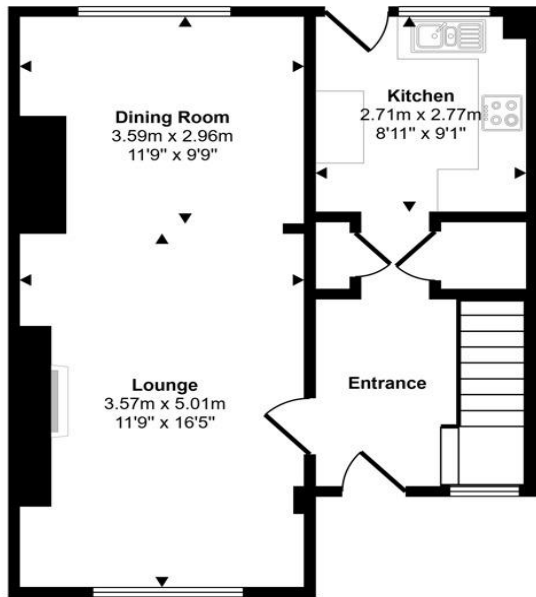
## Bathroom



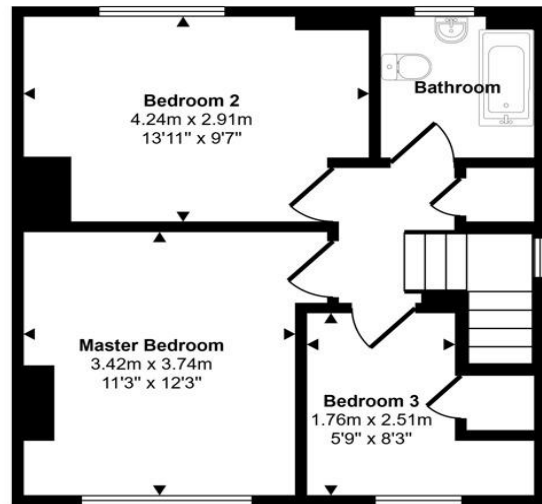
## Garden



Approx Gross Internal Area  
91 sq m / 984 sq ft



Ground Floor  
Approx 48 sq m / 516 sq ft



First Floor  
Approx 43 sq m / 468 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>	69	75
(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,**  
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