



£165,000

91 Highburn, Cramlington, NE23 6BA

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Nestled in the charming area of Highburn, this delightful house presents an excellent opportunity for those seeking a comfortable family home. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones. With three spacious bedrooms, there is ample room for a growing family or for those who desire extra space for guests or a home office.

The house features a well-appointed bathroom, ensuring convenience for all residents. While the property currently operates under a low leasehold arrangement, there is a promising opportunity to purchase the freehold or extend the property, allowing for future enhancements and personalisation to suit your lifestyle.

Highburn is known for its friendly community and convenient amenities, making it an ideal location for families and professionals alike. With local shops, schools, and parks within easy reach, you will find everything you need just a stone's throw away.



| Energy Efficiency Rating                    |         |                                                                                                                  |
|---------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                        |
| Very energy efficient - lower running costs |         |                                                                                                                  |
| (92 plus) A                                 |         |                                                                                                                  |
| (81-91) B                                   |         |                                                                                                                  |
| (69-80) C                                   |         |                                                                                                                  |
| (55-68) D                                   |         |                                                                                                                  |
| (39-54) E                                   |         |                                                                                                                  |
| (21-38) F                                   |         |                                                                                                                  |
| (1-20) G                                    |         |                                                                                                                  |
| Not energy efficient - higher running costs |         |                                                                                                                  |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |