


# SIGNATURE

## NORTH EAST

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 Beech Avenue, Cramlington NE23 6XS

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## Offers Over £170,000

Signature North East is thrilled to welcome back to the market this beautiful semi-detached home nestled on the sought-after Beech Avenue, Cramlington. This property benefits from being a short drive away from Manor Walks shopping centre. The area boasts several primary schools. Local amenities such as food facilities and the Concordia Leisure Centre, complete with a swimming pool, gym, and sports hall.

Upon entering the property, you are met with a spacious living room with modern décor and an ambient atmosphere. There is lots of natural lighting and room for desired furnishings. This room also contains a staircase up to the first floor. Under the staircase, there is a cupboard for storage. Moving to the kitchen, this room has recently had renovations and features an integrated oven, electric hob, extractor fan and gleaming white units. The kitchen also provides access to the conservatory which is the perfect place to relax in the summer. The conservatory also includes a door leading to the utility room and then to the garage.

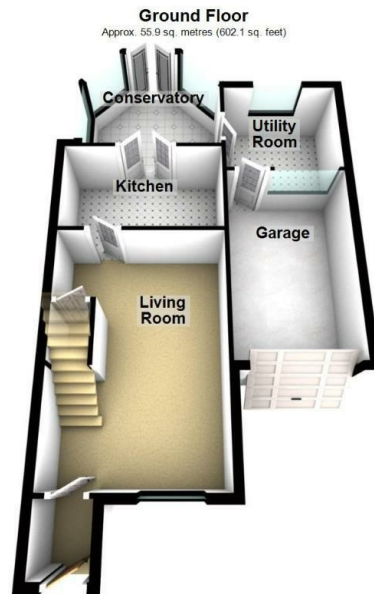
As you ascend to the first floor, you will discover two bedrooms, both capable of comfortably accommodating double beds and adorned with charming Tudor-style windows, which can be found throughout the house. The first bedroom showcases a modern decor and provides abundant storage space with its built-in sliding door wardrobes. On the other hand, the second bedroom offers ample space and an additional cupboard, ensuring you have plenty of room for all your belongings. The shower room has recently just been fitted and showcases a large shower and lots of natural light.

This property boasts a breathtaking terraced back garden that will captivate you with its beauty. The garden features a delightful patio area, perfectly suited for arranging your outdoor furniture and creating a cozy outdoor retreat. As you approach the front of the property, you will find a convenient driveway and a detached garage, providing ample space for parking your vehicle. Additionally, a small lawn adorns the front, adding a touch of greenery and charm to the property's curb appeal.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 82.8 sq. metres (891.1 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
17'4" x 11'9"

Kitchen  
11'9" x 6'9"

Conservatory  
10'6" x 8'7"

Utility Room  
8'8" x 7'4"

Bedroom One  
11'9" x 9'8"

Bedroom Two  
11'9" x 8'9"

Shower Room  
6'8" x 5'5"

Garage  
14'5" x 9'5"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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>		
	79	84

England & Wales

EU Directive  
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