


# SIGNATURE

## NORTH EAST

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 Strathtyrum Drive, Cramlington NE23 8BE



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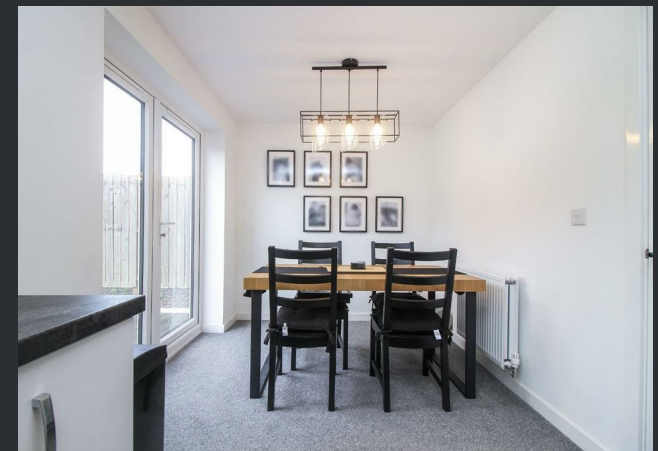
**Offers Over £180,000**

Signature North East is delighted to introduce this charming three-bedroom semi-detached home located on Strathtyrum Drive in Cramlington. The home boasts tasteful interior décor, and spacious rooms throughout. The surrounding area offers a variety of convenient amenities, including parks, shops, and schools, making this a perfect potential family home.

Upon entering the property, you'll be greeted by an inviting entrance hallway that leads into the spacious living room, offering ample room for your desired furnishings. Continuing from the living room, you'll find a hallway that provides access to a convenient w.c. and the well-appointed kitchen/dining room. The kitchen/dining room is beautifully finished and has ample space for a large family dining table. The kitchen features sleek wall and base units complemented by high-quality worktops, offering maximum storage and functionality. From the kitchen/diner, French doors open to the rear garden, creating a seamless indoor-outdoor living experience.

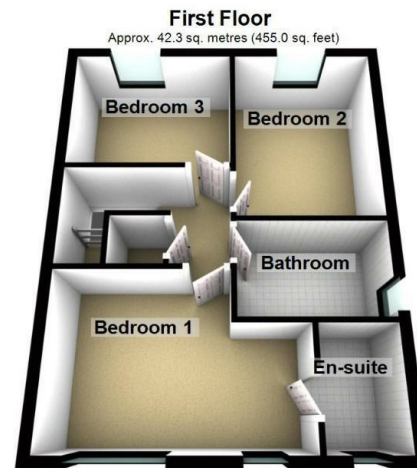
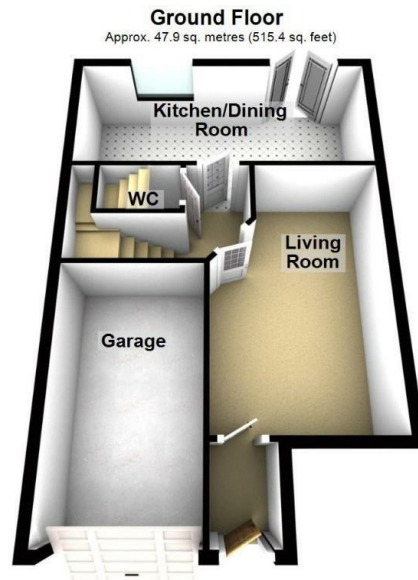
As you ascend to the upper floor, you'll discover the bedrooms and the bathroom. All three bedrooms are generously sized, providing room for double beds and desired furnishings. The master bedroom comes with the added convenience of an ensuite, complete with a shower, w.c., and sink. The main bathroom is equipped with a bath, w.c., and sink.

At the rear of the property, you'll find a lush, expansive lawn area, securely fenced to create a private outdoor space for relaxation. Additionally, there is a raised decked patio, ideal for outdoor furniture and alfresco dining. The front of the home features a paved driveway with access to a garage, providing convenient off-street parking.



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

# PROPERTY FLOORPLAN



Total area: approx. 90.2 sq. metres (970.4 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:

Kitchen/ Dining room  
7'6" x 18'9"

Living Room  
16'2" x 10'3"

Garage  
14'9" x 8'2"

Bedroom 1  
9'6" x 14'2"


Bedroom 2  
11'3" x 8'8"

Bedroom 3  
7'9" x 9'10"

En-suite  
4'3" x 6'10"

Bathroom  
8'7" x 5'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>79</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









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