


SIGNATURE

NORTH EAST

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 Cramond Way, Cramlington NE23 6LA

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Offers Over £140,000

Welcome to Signature North East, where we proudly present this charming property now gracing the market. Nestled in the southern part of Cramlington, merely 6 miles from the vibrant heart of Newcastle, this semi-detached 3-bedroom, 1-bath house beckons young families and those seeking to downsize into a cosy, welcoming home. Cramlington, renowned for its tranquil ambience, offers an ideal setting, seamlessly blending the allure of Northumberland's countryside with the urban pulse of Newcastle. Notably, residents can revel in the unique land sculpture of Northumberlandia and indulge in leisurely pursuits at Manor Walks, a local haven boasting shopping, dining, cinema, and more.

Step through the threshold into the hallway, your gateway to the ground floor's principal spaces. The spacious Living/Dining room awaits, offering ample room for your preferred furnishings, while the kitchen beckons with abundant storage within its wall and base units, complemented by a hob and oven. Convenient outdoor access to the back garden is granted through a door, perfect for al fresco dining or leisurely moments outdoors.

Ascending to the first floor, discover three generously proportioned bedrooms, two of which easily accommodate double beds alongside additional furnishings. Completing this level is the well-lit family bathroom, featuring a bathtub, hand basin, and WC, ensuring comfort and convenience for the household.

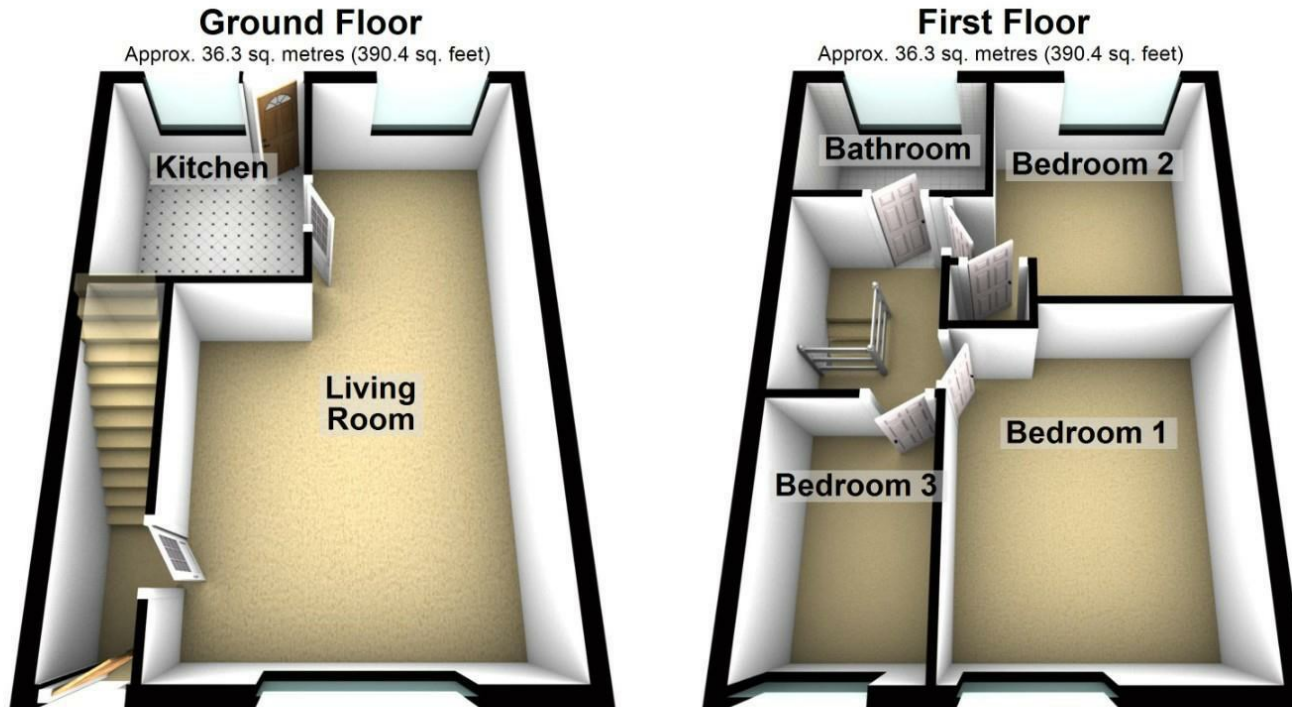
Externally, this residence boasts a patio and laid-back garden, ideal for relaxation and outdoor gatherings. Further enhancing convenience are two off-street parking spaces and a garage located at the rear of the property, providing secure storage and ease of access.

This property eagerly awaits its new occupants, ready to envelop them in comfort and warmth. Contact Signature North East today to arrange your exclusive viewing and embark on the journey to making this house your cherished home.



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

PROPERTY FLOORPLAN



Total area: approx. 72.5 sq. metres (780.9 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
23'2" x 13'7"

Kitchen
9'2" x 8'0"


Bedroom One
12'11" x 10'6"

Bedroom Two
10'6" x 10'0"

Bedroom Three
9'1" x 6'0"

Bathroom
7'7" x 5'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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