

# SIGNATURE

## NORTH EAST

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 Glencoe Avenue, Cramlington NE23 6EH



# Glencoe Avenue, Cramlington NE23 6EH

**Asking Price**  
**£217,500**

Signature North East welcomes you to Glen Avenue, Cramlington. This charming semi-detached bungalow is nestled in a friendly community, offering residents convenient access to a variety of shopping facilities, ensuring everyday essentials are always within reach. The area is home to several parks, including the renowned Northumberlandia. For commuters, the A19 provides easy access to neighbouring towns and seamless connections to the A1. Families will appreciate Cramlington's reputable schools, while the town centre offers excellent amenities and leisure opportunities for all ages. Perfect for families or those looking to downsize, this bungalow offers comfortable, low-maintenance living in a sought-after location. Known for its family-friendly atmosphere, Cramlington provides a comfortable and welcoming residential environment.

Stepping inside, a spacious hallway leads to the living areas on the right, thoughtfully separating them from the sleeping quarters. The inviting living room is perfect for spending time with loved ones, featuring a central fireplace as a focal point and internal French doors leading to the conservatory. Opposite the living room, the dining room provides an ideal space for both formal and informal family gatherings. Its open-plan design seamlessly connects to the kitchen, making meal preparation and serving effortless—ideal for entertaining. The kitchen itself boasts a plethora of wall and base units, ensuring plenty of storage solutions and ample counter space for meal preparation. A rear-facing window floods the space with natural light, while a door provides direct access to the garage. The conservatory, accessed from the living room, completes the social spaces, offering an additional sitting area with delightful views of the garden.

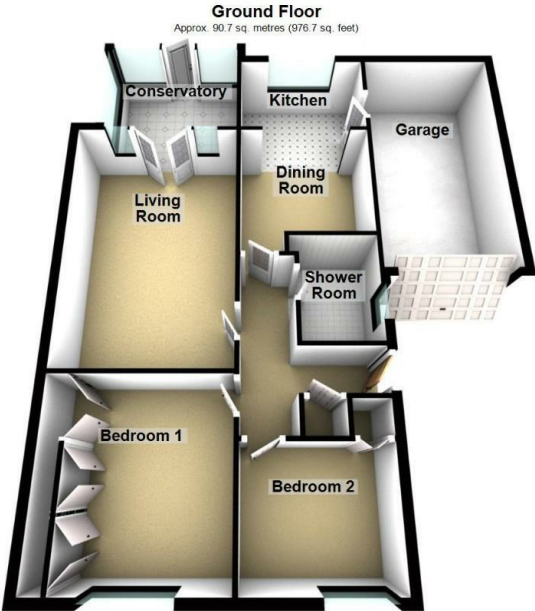
Returning to the hallway, you'll find two generously sized double bedrooms. The main bedroom benefits from fitted wardrobes and ample space for additional furniture. The second bedroom is a versatile space, ideal as a home office, guest room, or children's bedroom. Both rooms provide a peaceful retreat at the end of the day. The family bathroom, conveniently positioned, serves both residents and guests.

The west facing rear garden is a perfect outdoor retreat, featuring a lush lawn and a patio area ideal for alfresco dining or relaxing with outdoor furniture. A garage provides parking for one vehicle or valuable additional storage, while the double driveway offers space for two more cars. The front garden, with its well-maintained lawn, enhances the property's kerb appeal.



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

# PROPERTY FLOORPLAN



Total area: approx. 90.7 sq. metres (976.7 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  
18'2" x 11'8"

Kitchen  
9'4" x 6'2"

Dining Room  
10'0" x 9'4"

Conservatory  
9'10" x 7'5"

Bedroom One  
12'5" x 11'8"

Bedroom Two  
9'4" x 8'3"

Shower Room  
7'6" x 5'4"

| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) A                                 |         | 86                                                                                                            |
| (81-91) B                                   |         |                                                                                                               |
| (69-80) C                                   | 70      |                                                                                                               |
| (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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