

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Trinity Grove, Cramlington NE23 7EX

Trinity Grove, Cramlington NE23 7EX

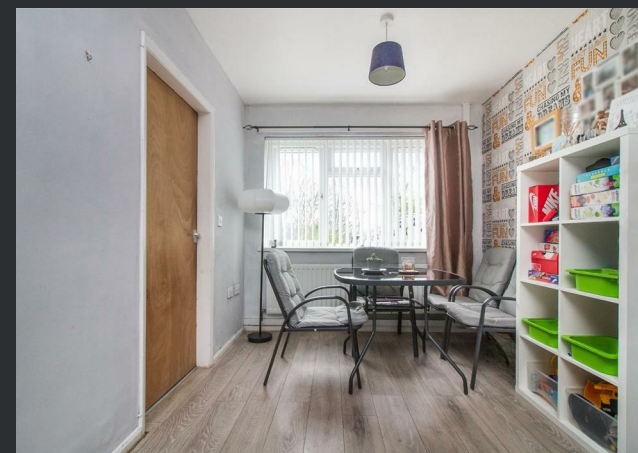
Asking Price
£135,000

Signature North East welcomes you to this charming two-bedroom semi-detached home, perfectly positioned in the popular village of Seghill, Cramlington. Built in the 1940s, this property combines traditional charm with modern touches, including a stylish new front door. Set in a great location with generous rooms throughout, it's close to local schools, shops, and a range of eateries.

Step inside via the central hallway into a bright and spacious living room, enhanced by a large front window that allows plenty of natural light to flood the room. With ample space for lounge furniture and a dedicated dining area, this room is perfect for both relaxing and entertaining. The kitchen to the rear is both sleek and functional, offering a range of fitted wall and base units, smooth countertops, and direct access to the garden—ideal for summer evenings and quality outdoor time.

To the first floor, you'll find two spacious double bedrooms, both offering plenty of room for additional furnishings and storage. Each bedroom is light and airy, continuing the home's bright and welcoming feel. Completing the upper floor is a modern bathroom, fitted with a bathtub, hand basin, and W.C., all presented in a stylish design.

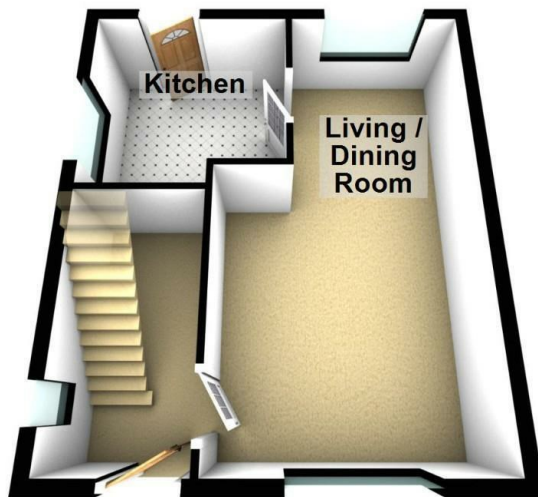
Outside, this fantastic property benefits from a large rear garden, mainly laid to lawn and ideal for families or those who enjoy outdoor living. A private driveway to the front provides off-street parking. This home is a fantastic opportunity to step into a well-located, stylish property with a warm and welcoming feel throughout.



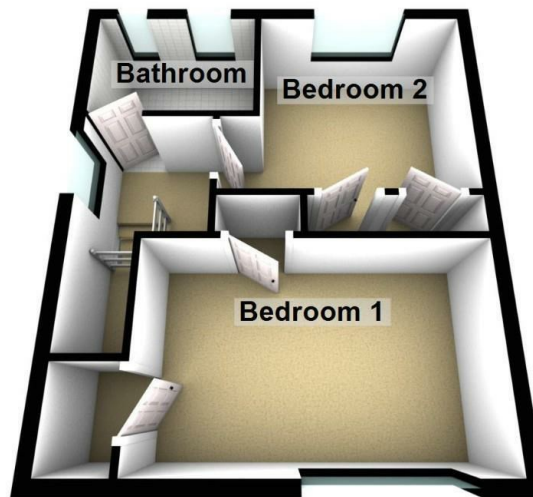
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



Measurements:

Living Room
21'6" x 12'1"


Kitchen
9'7" x 9'4"

Bedroom One
15'1" x 9'6"

Bedroom Two
11'11" x 9'7"

Bathroom
7'11" x 5'6"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News