

# SIGNATURE

## NORTH EAST

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 Gainsborough Place, Cramlington NE23 6QT

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**Offers Over £249,950**

Signature North East welcomes to the market this charming semi-detached house located in the desirable area of Gainsborough Place, Cramlington. Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life. Cramlington is a fantastic town for families. Manor Walks shopping centre offers all the amenities you and your family need, from restaurants and supermarkets to pharmacies and leisure centres and you are never too far away from the beach or the bustling city life of Newcastle.

Entering the hallway, you access the ground floor principal rooms. Walk into the living/dining room, an ample modern space perfect for fast-paced living and entertaining. There's plenty of space for your desired furniture, and the room is bright and airy. The dining area provides access to the back garden through large double doors, inviting the outdoors in and flooding the room with light. The galley-style kitchen offers a plethora of wall and base units for storage and meal prep, complemented by a range cooker and freestanding dishwasher. The utility room is conveniently located off the kitchen and includes wall units for additional storage.

Upstairs, you will find four well-appointed bedrooms. Two of the bedrooms offer fitted wardrobes, and three can easily accommodate a double bed. For busy family mornings, there is both a bathroom and a shower room on this floor. The bathroom features a bathtub with a shower and WC, while the shower room offers a walk-in shower, hand basin, and WC.

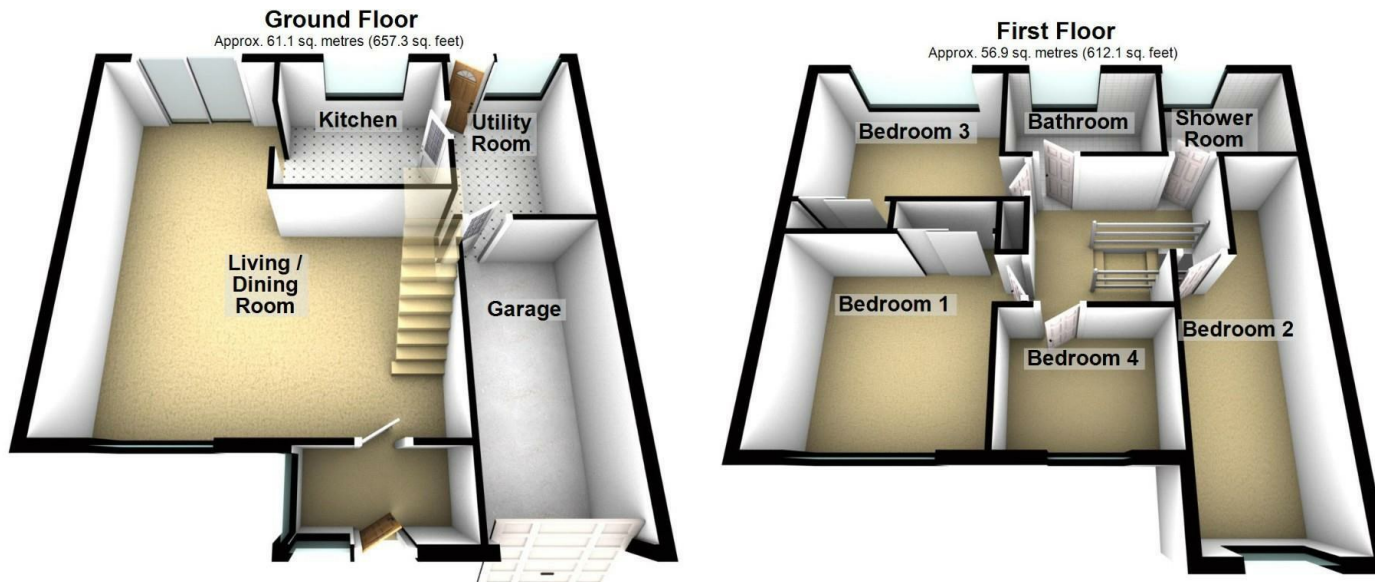
Outside, there is a mature garden perfect for relaxing or outdoor entertaining, including a patio area for outdoor furniture. The single garage provides peace of mind parking, and there is off-road parking via the drive, with on-road parking available in front of the property.

Don't miss the opportunity to make this house your home. Book a viewing today and envision the possibilities that this property holds for you and your loved ones.



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

# PROPERTY FLOORPLAN



Total area: approx. 117.9 sq. metres (1269.4 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:

Living / Dining Room  
21'5" x 19'11"

Kitchen  
9'6" x 8'3"

Utility Room  
10'2" x 7'1"

Bedroom One  
12'4" x 10'10"


Bedroom Two  
19'8" x 7'1"

Bedroom Three  
12'4" x 8'4"

Bathroom  
8'8" x 5'6"

Shower Room  
5'6" x 5'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>66</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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