

SIGNATURE

NORTH EAST

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





📍 South View Place, Cramlington NE23 1DX

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Offers Over £188,250

Signature North East are pleased to welcome to the sales market, this four to five-bedroom end of terrace house, the property benefits from no chain.

The family home is situated in the quiet and sought after area of Cramlington Village, perfectly situated for easy access to schools and the excellent amenities that Cramlington has to offer, including: Sports facilities, cinema, pubs, restaurants, immaculate shopping centre and retail park, as well as a full range of medical facilities, all of which are within a ten-minute walk of the property.

There are excellent transport links to Newcastle, being close to the main bus route and within half a mile of the train station.

The property comprises:

Entrance hallway leading to an attractive living room featuring a multi fuel stove with oak surround and slate hearth.

The dining room is accessed from both the hallway and the living room, allowing an excellent multi-purpose space.

Fully fitted kitchen with access to rear yard and garage.

The first floor comprises three good sized bedrooms, a family bathroom, a landing area, and access to an attractive staircase leading to the converted loft space.

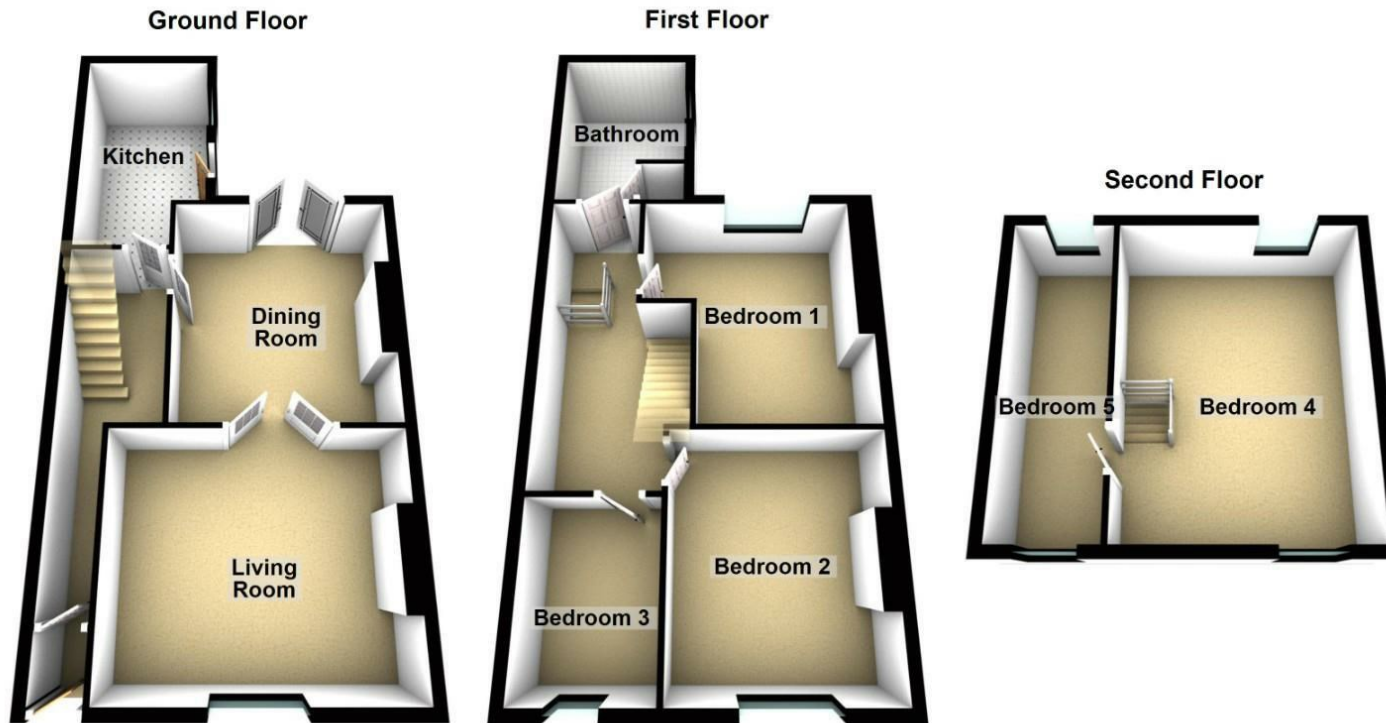
The loft conversion benefits from four dormer windows, creating a bright and airy space which is currently used as living area and fourth bedroom but could easily convert to a multi use area or fifth bedroom.

Externally there is a rear yard and attached garage containing the boiler for the green energy heating system, and a small garden area to the front of the property.



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

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an ideal of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
15'8" x 13'1"

Dining Room
13'8" x 12'6"

Kitchen
14'0" x 7'8"

Bedroom 1
13'3" x 13'8"

Bedroom 2
13'0" x 12'4"

Bedroom 3
9'8" x 6'10"

Bedroom 4
16'10" x 12'0"

Bedroom 5
16'10" x 5'10"

Bathroom
10'9" x 7'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







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