



## 5 bed link detached house to buy in NE23

Cateran Way, Cramlington , Cramlington, Northumberland, NE23 6HD

**£259,950** Offers over

 x 5  x 2  x 2

Tenure  
**Freehold**

## Property features

- ✓ Generous extended home
- ✓ Ground floor w/c.
- ✓ Two reception rooms
- ✓ Modern breakfasting kitchen
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Super opportunity to purchase a generously proportioned link detached home in a great location. This extended home has so much to offer, including two reception rooms, five bedrooms and a utility room.

The accommodation comprises entrance hallway, ground floor w/c and shower room, open plan modern breakfasting kitchen, utility room, living room and a family room currently used as a bedroom. The first floor provides five bedrooms and a family bathroom. Externally there is a well proportioned enclosed garden landscaped to provide a fantastic patio with plenty of space for relaxing in the summer months. Lawned garden to the front of the property with attractive pedestrianised outlook

Perfect home for a family looking for plenty of space and practical features.

Well located within this popular area in Cramlington, near to local amenities, shops and schools.

Council Tax Band: D

Tenure: Freehold

Price: Offers over £259,950

Property Type: Link detached house

Parking: Driveway & Garage

Heating: Gas

**Entrance hallway**



**Living Room**



**Breakfasting Kitchen**



**Additional image**

**W/C**



**Shower room**



## Family room

---

## Landing



## Bedroom 1



## Bedroom 2

---

## Bedroom 3

---

## Bedroom 4



## Bedroom 5



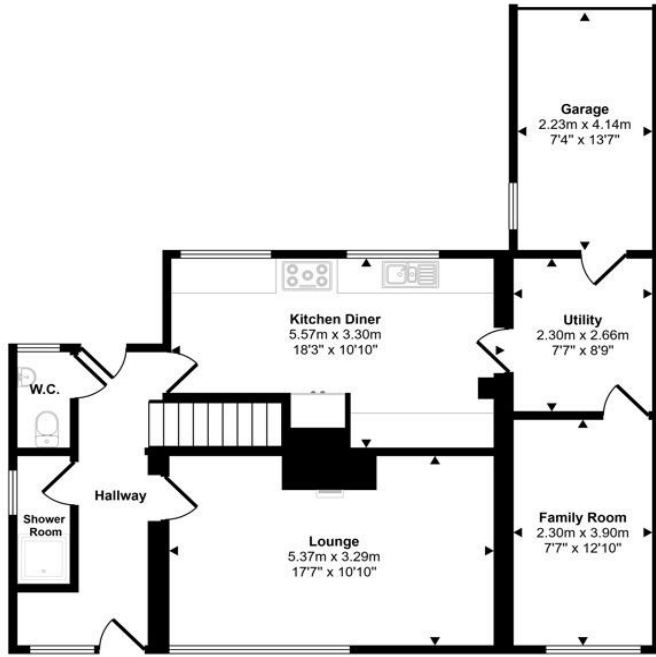
## Bathroom



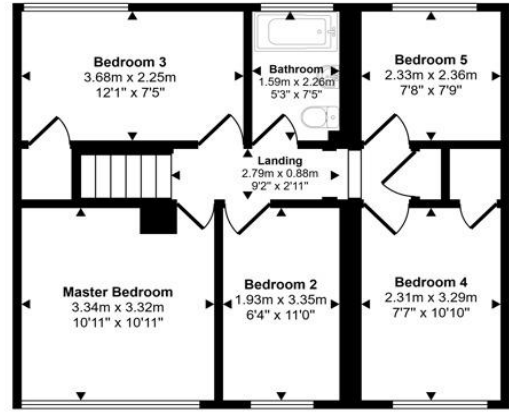
---

## External

Approx Gross Internal Area  
131 sq m / 1407 sq ft



Ground Floor  
Approx 76 sq m / 815 sq ft



First Floor  
Approx 55 sq m / 592 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>S1</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Cateran Way, Cramlington, Cramlington, Northumberland, NE23 6HD

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

