



## 4 bed semi-detached house to buy in NE23

Greenlaw Road, Cramlington, Northumberland, NE23 6NW

**£239,950** Offers over

 x4  x1  x2

Tenure  
**Freehold**

Driveway & Garage parking

## Property features

- ✓ Generous family home
- ✓ Sought after location
- ✓ No onward purchase
- ✓ Two reception rooms
- ✓ EPC Rating C

## Key Information

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

## Description

Well located in the highly sought-after Southfield Green, this well cared for, original-built four bedroom semi-detached home offers an exceptional opportunity for families seeking comfort, convenience, and future potential. Generous living accommodation flows throughout, making it an ideal setting for family life and entertaining alike.

The heart of the property features a spacious reception room with windows and glazed doors opening to the garden. Four well-proportioned bedrooms provide plenty of space for growing families, guests, or home working. The kitchen and bathrooms have been maintained with care but also offer scope for updating to suit your personal style.

Another feature is the extended garage, providing valuable storage, workshop space, or even the possibility of conversion, subject to planning. The property is offered freehold and with no onward purchase, presenting a smooth buying experience and allowing you to make this wonderful residence your new home straight away.

Situated just steps away from Alexandra Park, outdoor leisure and relaxing walks are on your doorstep. Highly regarded schools and excellent local amenities are all within easy reach, making day-to-day living convenient.

This property is brimming with potential in a superb location—don't miss the chance to explore all it has to offer. Arrange your viewing today to fully appreciate the charm and possibilities of this inviting family home.

Council Tax Band: C

Tenure: Freehold

Price: Offers over £239,950

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Entrance hallway



## Living Room



## Kitchen



## Dining Room



## Cloaks W/C



## Landing



## Bedroom 1



## Bedroom 2



## Bedroom 3



## Bedroom 4



## Bathroom

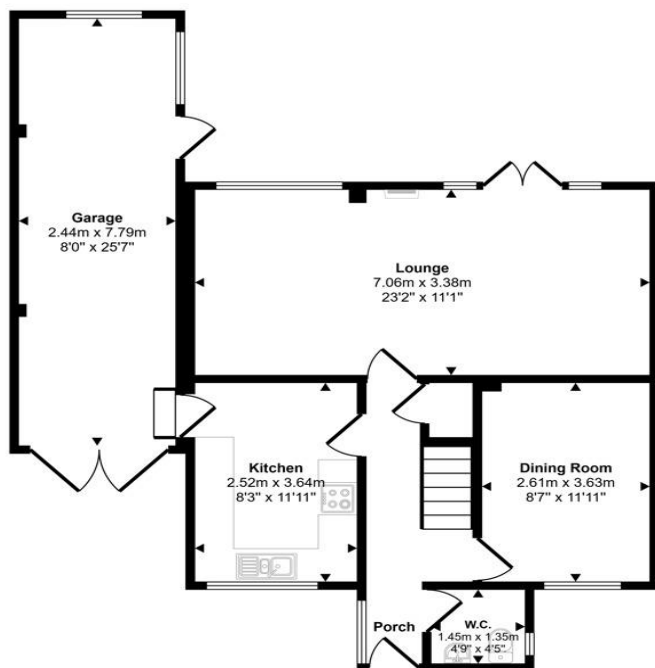


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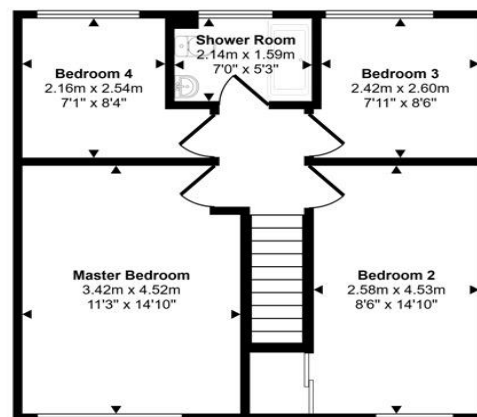
## Garden



Approx Gross Internal Area  
126 sq m / 1357 sq ft



Ground Floor  
Approx 75 sq m / 805 sq ft



First Floor  
Approx 51 sq m / 552 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>		85
(69-80) <b>C</b>	74	
(55-68) <b>D</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	

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

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

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