



## 5 bed detached house to buy in

Cateran Way, Cramlington, Cramlington,  
Northumberland, NE23 6EX

**£270,000** Offers over

 x 5  x 3  x 4

Tenure

Size

**Freehold**

**2465 sq ft / 229 sq m**

## Property features

- ✓ Extensive home
- ✓ Fantastic potential on offer
- ✓ Four reception rooms
- ✓ Five bedrooms
- ✓ EPC Rating D

Garage parking

## Key Information

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

## Description

Presenting a rare opportunity to acquire an extensive five-bedroom home spanning 2461sq ft of space, ideal for a growing family. This impressive property offers a good deal of space and lots of potential for a wide range of buyers. Featuring a spacious and flexible annex with its own entrance, a kitchenette area and w/c. With the correct permissions this could serve as work studio/self contained accommodation. A rare opportunity for a buyer to make this great space their own.

The ground floor accommodation includes a living room with open plan aspect to a dining area, a second reception room, kitchen, utility and w/c. There is a further reception room with its own entrance, kitchenette and w/c. The garage can be accessed internally from the utility room.

The first floor features five well proportioned bedrooms including en-suite facilities to the primary bedroom and a family bathroom with a separate w.c.

Storage and practicality are well catered for with a secure garage, offering space for parking as well as additional storage.

Set in a popular, family friendly area, in Cramlington, near reputable schools, convenient access to an array of local amenities, including shopping centres, green parks and leisure facilities.

Cramlington's excellent transport links connect you easily to Newcastle, the coast, and the surrounding Northumberland countryside.

A perfect blend of substantial living space, convenience, potential and location in this extraordinary home.

Arrange your viewing today.

Council Tax Band: D

Tenure: Freehold

Price: Offers over £270,000

Property Type: Detached House

Build Size: 229 sq m

Parking: Garage

Heating: Gas

## Entrance hallway



---

## Living Room



---

## Dining Room



---

## Kitchen



---

## Utility room



## W/C/Cloaks



## Playroom/office



## Additional reception space



## Second hallway

## Cloaks W/C/utility



## Landing



## Bedroom 1



## En suite



## Bedroom 2



## Bedroom 3



## Bedroom 4



## Bedroom 5



---

## Bathroom

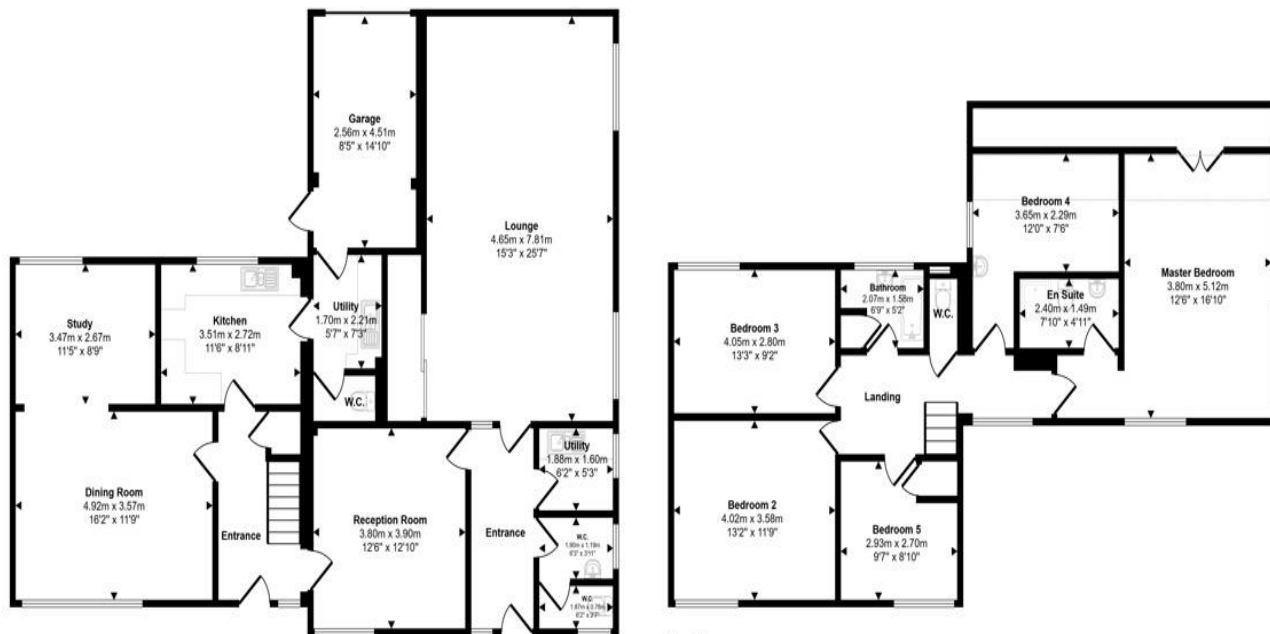


---

## Garden



Approx Gross Internal Area  
229 sq m / 2461 sq ft



Ground Floor  
Approx 136 sq m / 1466 sq ft

First Floor  
Approx 92 sq m / 995 sq ft

Denotes head height below 1.5m

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 365.

| Energy Efficiency Rating                           |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92-100) <b>A</b>                                  |         |                         |
| (81-91) <b>B</b>                                   |         |                         |
| (69-80) <b>C</b>                                   |         | 76                      |
| (55-68) <b>D</b>                                   | 66      |                         |
| (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 6EX

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.

