



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

Gainsborough Place, Cramlington, Northumberland, NE23 6QT

**£265,000** Offers Over

 x 3  x 1  x 2

Tenure

**Freehold**

### Property features

- ✓ Great location
- ✓ Three bedrooms
- ✓ Extended to ground floor
- ✓ Driveway and garage
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

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

## Description

Situated on the ever popular Southfield Green estate in Cramlington, this extended three bedroom semi detached home offers spacious and modern living accommodation, ideal for families and first-time buyers alike.

The property briefly comprises an entrance porch leading into a welcoming hallway, a comfortable lounge, and an impressive rear extension creating a versatile open-plan kitchen and dining/lounge area, perfect for entertaining and everyday family living.

To the first floor are three well proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a driveway providing off street parking, a garage and a lawned garden to the front. To the rear is a low maintenance enclosed garden, ideal for relaxing and outdoor dining.

Finished with modern décor throughout, this attractive home is ready to move straight into and must be viewed to be fully appreciated.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £265,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Living Room



## Kitchen



## Dining Room



## Additional reception room



## Bedroom 1



## Bathroom



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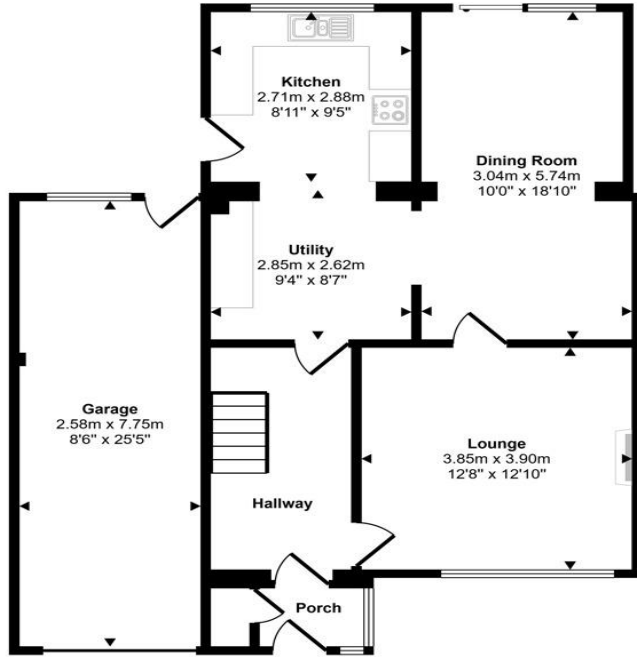
## Bedroom 2



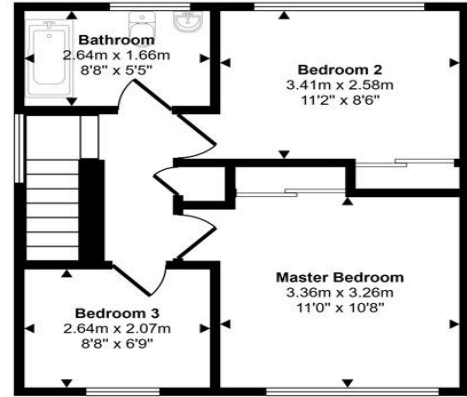
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## Bedroom 3

Approx Gross Internal Area  
122 sq m / 1312 sq ft



Ground Floor  
Approx 81 sq m / 876 sq ft



First Floor  
Approx 41 sq m / 436 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>		84
(69-80) <b>C</b>	70	
(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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