



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

Doddington Drive, Cramlington, Cramlington, Northumberland, NE23 6DE

**£159,950** Offers Over

 x3  x1  x1

Tenure  
**Freehold**

Garage En Bloc parking

### Property features

- ✓ Fantastic location
- ✓ Short walk to Manor Walks shopping centre
- ✓ Three double bedrooms
- ✓ Great family home
- ✓ EPC Rating D

## Key Information

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

## Description

Fantastic opportunity to purchase a well proportioned three bedroom home in a great location within Cramlington. This property is ideally located with shops, restaurants and a cinema within a short walk. There are also great travel links nearby including Cramlington Train Station. The accommodation is ideal for families and those looking for a well placed home with two reception rooms and three double bedrooms.

The accommodation comprises entrance porch, living room, dining room and kitchen with adjacent conservatory area, the first floor provides three double bedrooms and a family bathroom.

Externally there is a garden to the rear with timber boundary and garage in separate block.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £159,950

Property Type: Semi-detached house

Parking: Garage En Bloc

Heating: Gas

## Entrance hallway

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## Living Room



## Kitchen



## Dining Room



## Conservatory

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## Landing



## Bedroom 1



## Bedroom 2



## Bedroom 3

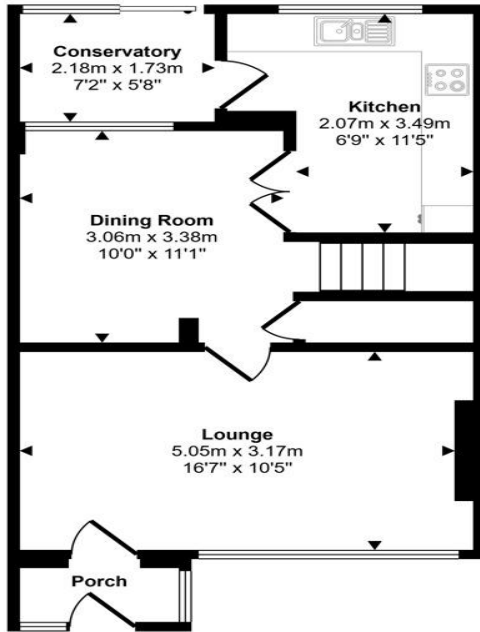


## Bathroom

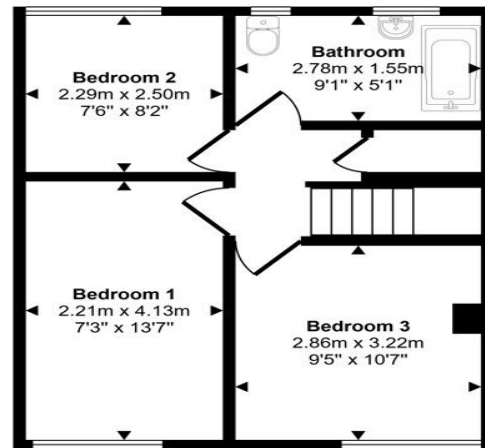


## External

Approx Gross Internal Area  
82 sq m / 886 sq ft



**Ground Floor**  
Approx 47 sq m / 505 sq ft



**First Floor**  
Approx 35 sq m / 381 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>		
(55-68) <b>D</b>	68	
(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:

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