



To buy

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

Barras Avenue, Annitsford, Cramlington,  
Tyne and Wear, NE23 7QX

# £234,950

 x 4  x 2  x 2

Tenure

**Freehold**

## Property features

- ✓ Immaculate home
- ✓ En suite to master bedroom
- ✓ Orangery
- ✓ Stunning garden
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

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

## Arrange a viewing

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Cramlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Beautifully presented four bedroom home! This lovely property has been extended and remodelled by the current owners to a high standard and offers some fantastic features. There is a superb orangery to the rear which really makes the most of the lovely garden. Westerly facing and offering a private aspect the garden benefits from mature planting and a elevated decking area... a lovely space to relax.

The accommodation includes entrance porch, hallway, living room with bay window and multi fuel burner, generous kitchen/diner which opens to a beautiful orangery overlooking the garden. There is internal access to the garage also. The first floor provides four bedrooms, the master with en suite and a fabulous bathroom with bath and separate walk in shower enclosure.

This is an amazing opportunity for a buyer to purchase a real one off home.

Council Tax Band: A

Tenure: Freehold

Price: £234,950

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Entrance porch



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## Hallway



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## Living Room



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## Kitchen/dining



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## Orangery



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## Landing

## Bedroom 1



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## En suite



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## Bedroom 2



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## Bedroom 3



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## Outlook



## Bedroom 4



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## Bathroom

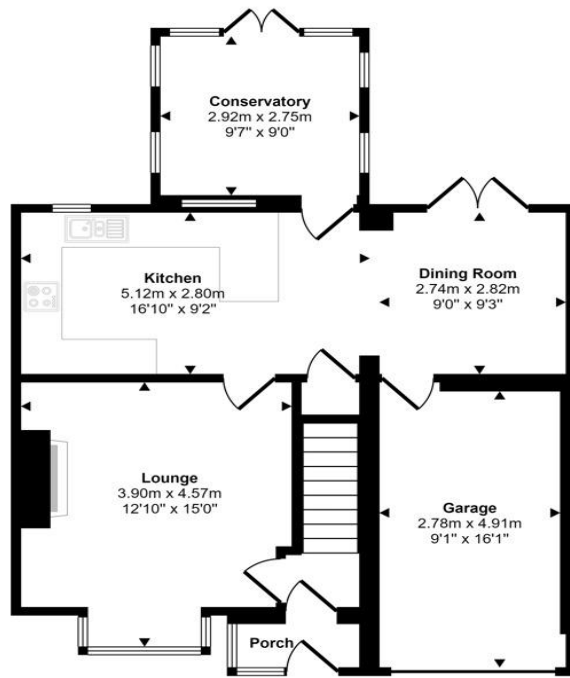


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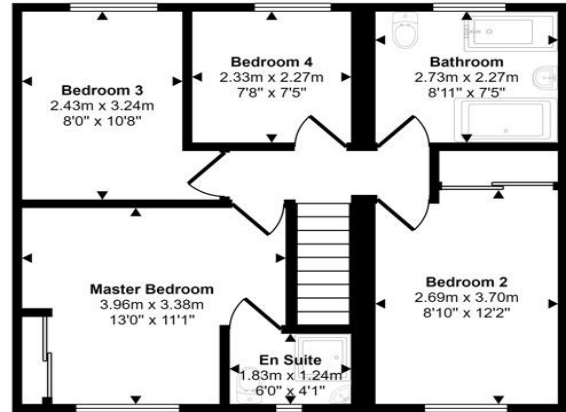
## External



Approx Gross Internal Area  
125 sq m / 1342 sq ft



Ground Floor  
Approx 70 sq m / 759 sq ft



First Floor  
Approx 54 sq m / 583 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               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 85                      |
| (69-80) <b>C</b>                            | 73      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Barras Avenue, Annitsford, Cramlington, Tyne and Wear, NE23 7QX

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

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