



To buy

### 3 bed detached house to buy in

Megstone Avenue, Cramlington,  
Cramlington, Northumberland, NE23 6TU

# £239,950

🏠 x3 🚗 x1 🚗 x1

Tenure

**Freehold**

### Property features

- ✓ Garage and driveway
- ✓ Sought after location
- ✓ Near to local schools and
- ✓ Modern kitchen
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

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

## Description

Super opportunity to purchase a link detached home with plenty of scope to provide a fantastic family home in a great location. This estate is really popular with buyers due to its proximity to local shops, amenities and schools. The accommodation comprises entrance hallway with storage, open plan living room with dining area and glazed doors opening to the conservatory, modern kitchen with door to the garage. The first floor provides three bedrooms and a family bathroom.

Externally there is a driveway providing access to the garage and gardens to the front and rear.

Well placed for a range of buyer looking for a home in a great location with lots of potential.

Council Tax Band: C

Tenure: Freehold

Price: £239,950

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Entrance hallway

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## Living Room



## Dining Room



## Kitchen

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## Conservatory



## Landing



## Bedroom 1



## Bedroom 2



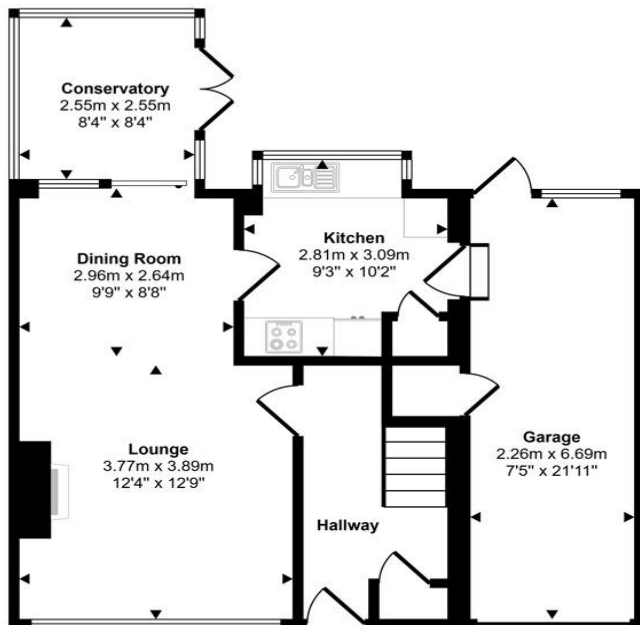
## Bedroom 3



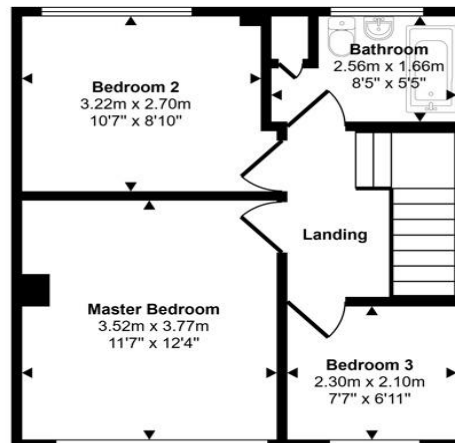
## Bathroom

## External

Approx Gross Internal Area  
105 sq m / 1128 sq ft



Ground Floor  
Approx 65 sq m / 702 sq ft



First Floor  
Approx 40 sq m / 426 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>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  |                            | 72        |
| (55-68) <b>D</b>                                   |  | 63                         |           |
| (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<br>2002/91/EC |           |

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