



Lochcraig Place, Cramlington

Offers Over £100,000

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RICHARDSONS 



Lochcraig Place Cramlington, NE23 8DD

- THREE BEDROOMS
- NEW CARPETS
- MODERN BATHROOM
- GARDEN
- NEWLY DECORATED
- OPEN PLAN KITCHEN/DINER
- CONSERVATORY
- GAS CENTRAL HEATING



Offers Over £100,000



Richardsons are delighted to welcome to the market.

Brilliant opportunity to purchase this three bedroom house situated in Cramlington. An excellent location close to good transport links and shops.

Briefly comprising; Entrance porch, utility/storage room, Lounge, open plan kitchen/dining room with access into a conservatory and rear garden. To the first floor there are three bedrooms and a modern family bathroom.

Externally the property benefits from a pedestrianised street and a well maintained rear garden. To arrange a viewing please contact our office at your earliest convenience.



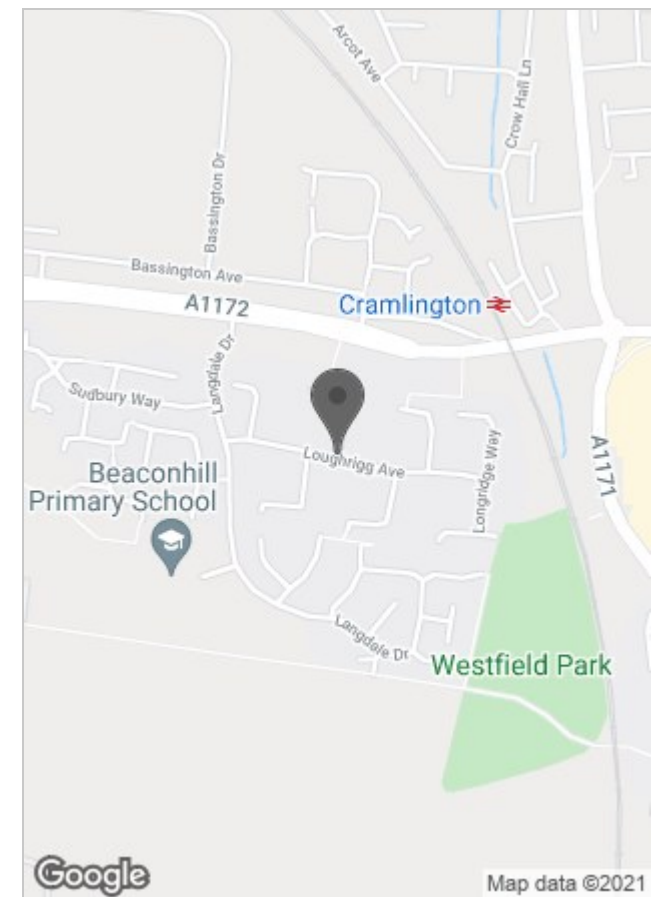
Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

Lounge	37'0" x 44'11" (11.3 x 13.7)
Kitchen	52'9" x 31'2" (16.10 x 9.5)
Bedroom One	36'5" x 40'0" (11.1 x 12.2)
Bedroom Two	30'10" x 38'4" (9.4 x 11.7)
Bedroom Three	25'3" x 28'6" (7.7 x 8.7)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.