



Trading Places



40 Windburgh Drive , Cramlington, NE23 6NX

***CORNER POSITION SEMI DETACHED BUNGALOW**TWO BEDROOMS**LOUNGE**KITCHEN AND DINING ROOM**SUN LOUNGE** UTILITY ROOM** STORAGE ROOM**
BATHROOM/WC**GARAGE AND DRIVE** FRONT REAR AND SIDE GARDENS**FREEHOLD****

Trading Places welcome to the market for sale this two bedrooms corner position semi detached bungalow, located on a popular residential estate of Cramlington on Windburgh Drive. The property is situated close to local shopping facilities, amenities and has easy access to transport links and A19 for commuting to North and South of the Tyne. Being extended to the rear this property offers versatile accommodation and is deceptively spacious, benefitting from double glazing gas central heating and briefly comprises of: Entrance hallway, lounge, two bedrooms, sun lounge, fitted breakfasting kitchen with dining area, utility room, storage room and a large bathroom/WC. Externally there are front, rear and side gardens and there is an attached single garage and drive for off street parking. Viewing is by appointment on 0191-2511189. EPC Rating to Follow. Freehold.

Offers In The Region Of £180,000

40 Windburgh Drive , Cramlington, NE23 6NX



- CORNER POSITION SEMI BUNGALOW
- TWO BEDROOMS
- FOUR PIECE BATHROOM/WC
- FREEHOLD
- SPACIOUS DINING KITCHEN
- SUN ROOM
- FRONT REAR AND SIDE GARDENS
- LOUNGE
- UTILITY AND STORAGE ROOM
- GARAGE AND DRIVE

Entrance hallway

Double glazed door, dado rail, radiator, loft access, telephone point and doors off to:

Lounge

11'9" x 10'9" (3.59 x 3.29)

Double glazed bow window to the front, electric fire, radiator, coving to ceiling, and television point.

Sun lounge

11'6" x 8'10" (3.51 x 2.70)

Double glazed bow window to the rear, coving to ceiling, radiator, and door to kitchen.

Kitchen

7'2" x 9'9" (2.20 x 2.98)

Fitted with a range of cream wall and base units with roll top work surfaces, built in electric oven, gas hob, extractor fan over, one and a half bowl sink and drainer, double glazed window to the rear, double glazed door to the rear, tiled splash backs,

radiator, breakfast bar, door to utility, open through to:

Dining area

10'9" x 8'8" (3.29 x 2.66)

radiator, coving to ceiling.

Utility

10'11" x 6'4" (3.34 x 1.94)

Fitted wall and base units, roll top work surfaces, plumbed for washing machine and tumble dryer, wall mounted boiler, double glazed window to the rear, and door to:

Storage room

8'8" x 7'7" (2.65 x 2.33)

door to garage.

Bedroom one

11'7" x 11'11" (3.55 x 3.64)

Fitted wardrobes with mirror sliding doors, radiator, coving to ceiling and double glazed patio doors to the sun lounge.

Bedroom two

11'3" x 8'2" (3.43 x 2.49)

double glazed window to the front, fitted wardrobes with mirror sliding doors

Bathroom/WC

7'3" x 6'11" (2.21 x 2.11)

Four piece suite comprising of: Double step in shower with plumbed shower, pedestal wash hand basin, low level WC, bidet, vanity units, radiator, tiled walls, tiled flooring, paneled ceiling with spots.

External

Front Garden: Block paved with gravel and pots, gate to side giving access to side garden.

Side Garden: Paved with green house.

Rear Garden: Paved with walled borders, shrubs and mature trees, feature pond.

Garage and Drive

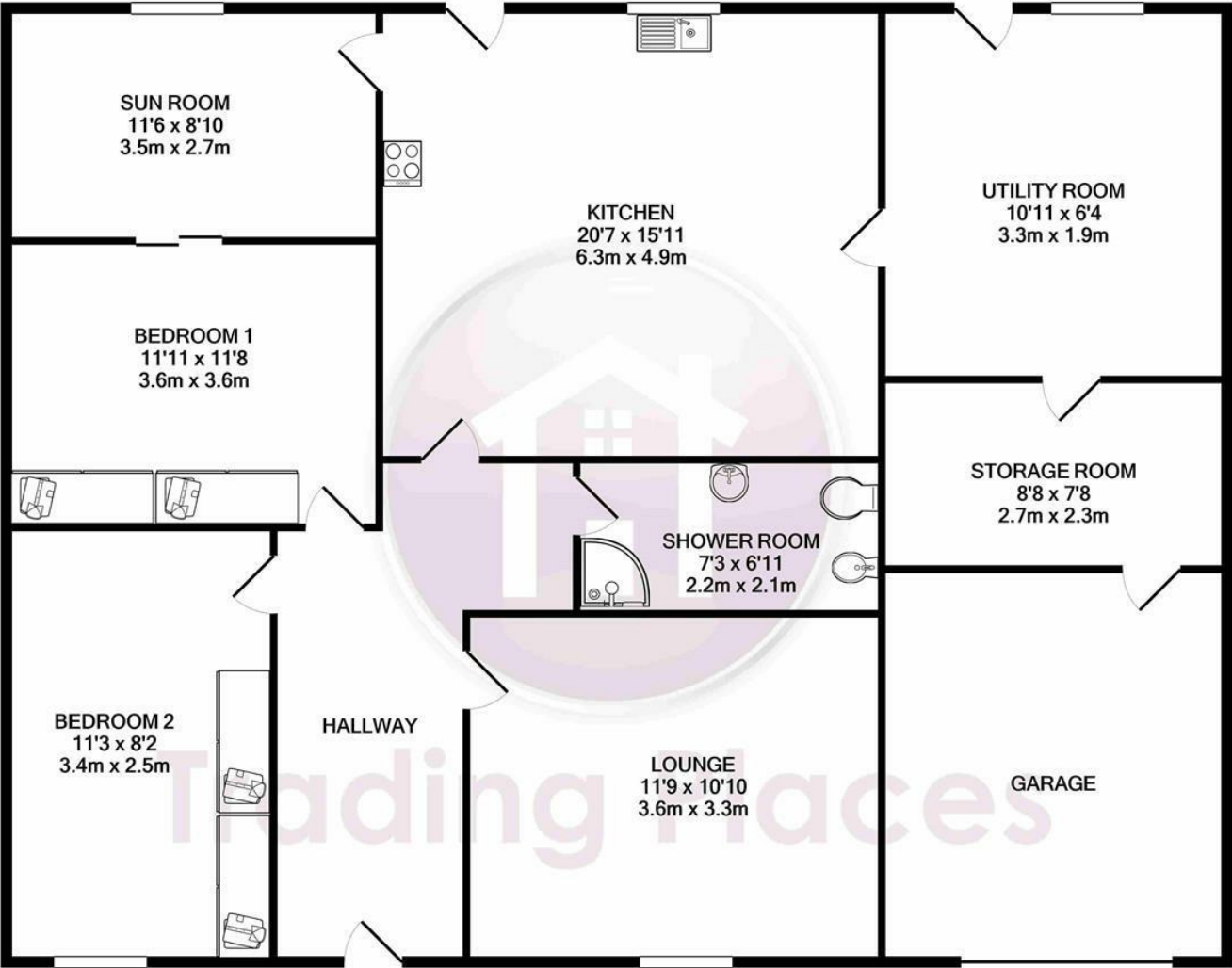
Attached single garage with roller garage door, power and lighting. Block paved drive providing off street parking.



Directions



Floor Plan



TOTAL APPROX. FLOOR AREA 2111 SQ.FT. (196.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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