

# SIGNATURE

## NORTH EAST

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Trinity Grove, Cramlington NE23 7EX



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**Asking Price**  
**£135,000**

Signature North East welcomes you to this charming two-bedroom semi-detached home, perfectly positioned in the popular village of Seghill, Cramlington. Built in the 1940s, this property combines traditional charm with modern touches, including a stylish new front door. Set in a great location with generous rooms throughout, it's close to local schools, shops, and a range of eateries.

Step inside via the central hallway into a bright and spacious living room, enhanced by a large front window that allows plenty of natural light to flood the room. With ample space for lounge furniture and a dedicated dining area, this room is perfect for both relaxing and entertaining. The kitchen to the rear is both sleek and functional, offering a range of fitted wall and base units, smooth countertops, and direct access to the garden—ideal for summer evenings and quality outdoor time.

To the first floor, you'll find two spacious double bedrooms, both offering plenty of room for additional furnishings and storage. Each bedroom is light and airy, continuing the home's bright and welcoming feel. Completing the upper floor is a modern bathroom, fitted with a bathtub, hand basin, and W.C., all presented in a stylish design.

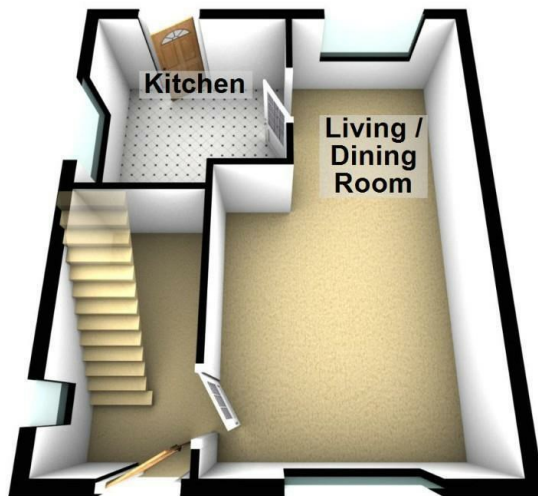
Outside, this fantastic property benefits from a large rear garden, mainly laid to lawn and ideal for families or those who enjoy outdoor living. A private driveway to the front provides off-street parking. This home is a fantastic opportunity to step into a well-located, stylish property with a warm and welcoming feel throughout.



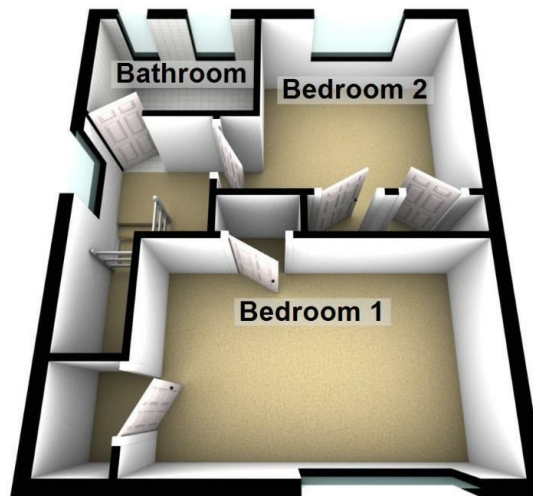
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

Ground Floor



First Floor



## Measurements:

Living Room  
21'6" x 12'1"

Kitchen  
9'7" x 9'4"

Bedroom One  
15'1" x 9'6"

Bedroom Two  
11'11" x 9'7"

Bathroom  
7'11" x 5'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(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 & Wales

EU Directive  
2002/91/EC











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