

# SIGNATURE

## NORTH EAST

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 Musselburgh Circle, Cramlington NE23 8BD



# Musselburgh Circle, Cramlington NE23 8BD

**Asking Price**  
**£235,000**

Signature North East welcomes you to this well presented three-bedroom semi-detached home, located in the popular area of Cramlington. Built in 2023, this modern property is ideally positioned near the picturesque Northumberlandia, and just a short drive from Cramlington Town Centre, which boasts a wide range of amenities including a shopping centre, gym, and cinema. Excellent transport links are provided by Cramlington train station, making commuting convenient for professionals and families alike.

As you enter the home, you're welcomed through an entrance hallway, leading into a spacious living room filled with natural light from a bright window. The stylish kitchen offers attractive wall and base units, complemented by sleek countertops. Integrated appliances include a washer and dryer, fridge, and freezer, adding to the convenience of this well-designed space. There is ample room to comfortably fit a dining table, making it a perfect setting for both everyday meals and entertaining. From the kitchen, elegant French doors open out to the rear garden. A ground floor WC completes the layout.

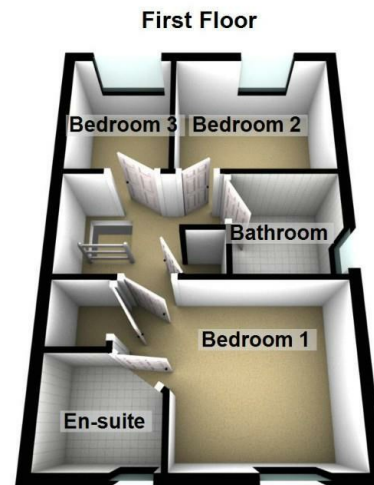
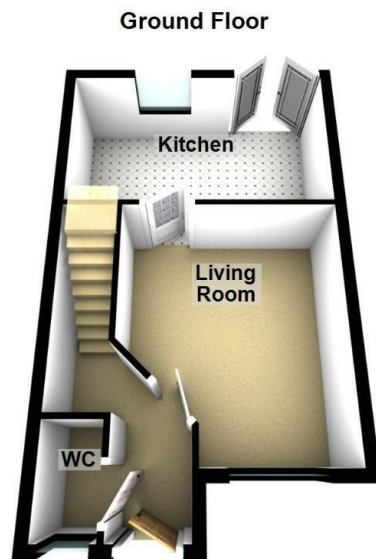
Upstairs, the first floor hosts three bedrooms, two of which are doubles. The principal bedroom benefits from a private en-suite, adding a touch of luxury. The family bathroom is fitted with a bathtub, overhead shower, wash basin, and WC, providing everything needed for modern family living.

Externally, this home offers a spacious rear garden laid with patio, the perfect space for relaxing or entertaining outdoors. To the front, there is driveway parking available for multiple vehicles, adding further practicality to this attractive and well-located home.



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

# PROPERTY FLOORPLAN



Total area: approx. 68.9 sq. metres (741.5 sq. feet)

## Measurements:

Living Room  
14'1" x 12'0"

Bathroom  
5'10" x 6'0"

Kitchen  
8'9" x 15'5"

WC  
5'5" x 3'0"


Bedroom One  
9'2" x 9'8"

Bedroom Two  
7'6" x 9'2"

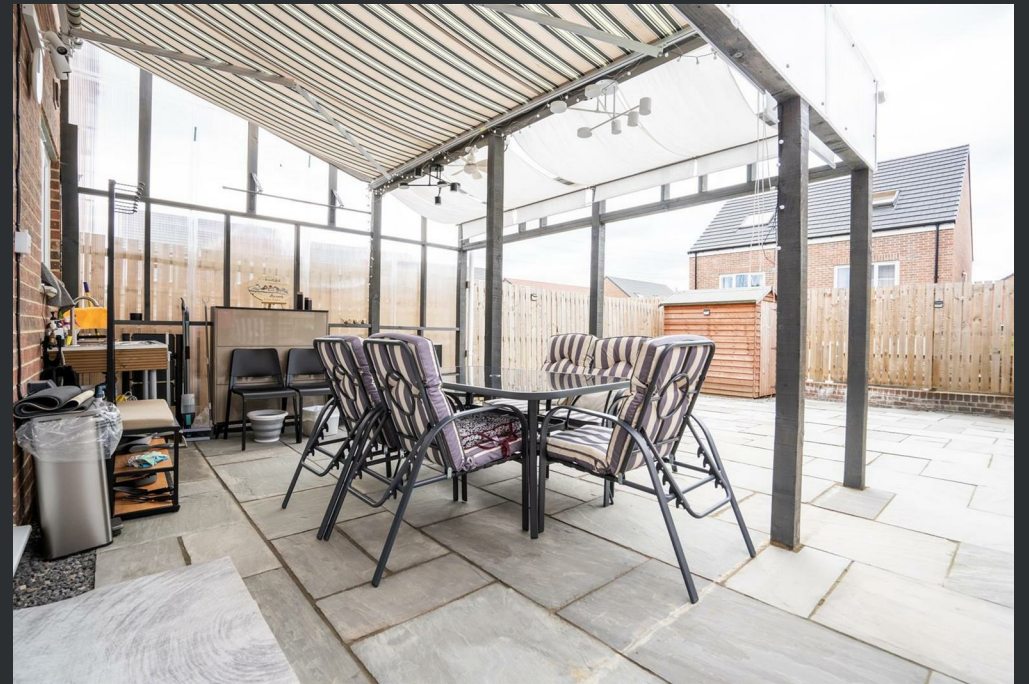
Bedroom Three  
7'6" x 5'10"

En Suite  
5'3" x 5'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 









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