



## 27 Kirkbride Place

Offers Over £160,000

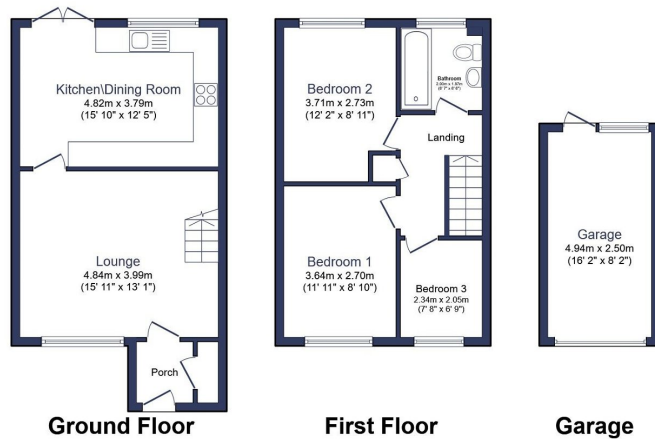
🛏️ 3 🚿 1 🚗 1



- Mid-Terraced Home
- Three Bedrooms
- Modern First Floor Bathroom
- Spacious Open Plan Living Room
- Full Width Kitchen/Diner
- Enclosed Courtyard Garden To Front & Rear
- Single Garage
- Great Residential Location
- Close To Central Cramlington
- Well Located For Public Transport Connections



An ideal first step on the property ladder or starter home for a young family, this well presented property is located within a peaceful-cul-de-sac in the Eastfield suburb of Cramlington. There are three bedrooms with a modern recently replaced family bathroom at first floor level. There is ample ground floor space with a separate entrance porch, a spacious open living room with a well proportioned kitchen/diner to the rear from which you have direct garden access. Externally this home benefits from having both a front & rear courtyard garden as well as a single garage at the back for all your storage needs. One of the real attractions of this home is it's location - from your front door, you'll find yourself within reach of various amenities that includes major supermarkets, public transport links as well as local schooling and a vast amount of open green space for those who like to get out & about to stretch their legs.



Total floor area 86.5 m<sup>2</sup> (931 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

19/02/2024, 06:20 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
27, Kirklands Place CRAMINGTON NESS 202	Energy rating <b>C</b>	Valid until: 28 August 2035 Certificate number: 8690-6229-4010-4884-5222																																
Property type	Mid-terrace house																																	
Total floor area	70 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-requirements">guidance for landlords on the requirements and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-requirements">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-requirements</a>																																		
<b>Energy rating and score</b>																																		
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>←</td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>49-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>31-48</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-30</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	←		55-68	D			49-54	E			31-48	F			1-30	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
Score	Energy rating	Current	Potential																															
92+	A																																	
81-91	B																																	
69-80	C	←																																
55-68	D																																	
49-54	E																																	
31-48	F																																	
1-30	G																																	

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/8690-6229-4010-4884-5222/year/2024>

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

Registered company number is 12016573. VAT Registration Number is 327 4120 29