



### 3 bed town house to buy in NE23

Manby Court, St. Nicholas Manor,  
Cramlington, Northumberland, NE23 1AH

**£194,950** OIRO

 x 3  x 2  x 1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Great location in Cramlington
- ✓ Three double bedrooms
- ✓ Two parking spaces
- ✓ No onward purchase
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

Nestled in the heart of Cramlington, this immaculate and modern three bedroom home presents an outstanding opportunity for anyone seeking spacious, low-maintenance living within easy reach of local amenities. Presented in excellent condition throughout, the property boasts three generously sized double bedrooms, including a superb top-floor suite that offers comfort and privacy—ideal for growing families or those in need of flexible space.

Stepping inside, you are welcomed by a stylish living area featuring a bespoke chimney breast, providing an attractive focal point.

The kitchen/diner offers a great space with room for dining and french doors opening to the garden.

Outside, a private, low maintenance garden provides the perfect spot for alfresco dining or unwinding after a busy day, whilst two designated parking spaces add everyday practicality.

Set within walking distance of local shops and the convenience of Cramlington railway station, this property enjoys excellent links to Newcastle and beyond, making it particularly appealing to commuters. A host of retail and leisure facilities—including Manor Walks shopping centre, parks, and highly-regarded schools—are also close by, offering all the benefits of a thriving community on your doorstep.

With the added advantage of no onward chain, this beautiful home is ready for immediate occupation. Early viewing is highly recommended to fully appreciate the space, specification, and superb location on offer. Arrange your appointment to view today and discover all that this exceptional Cramlington home has to offer.

Council Tax Band: B

Tenure: Freehold

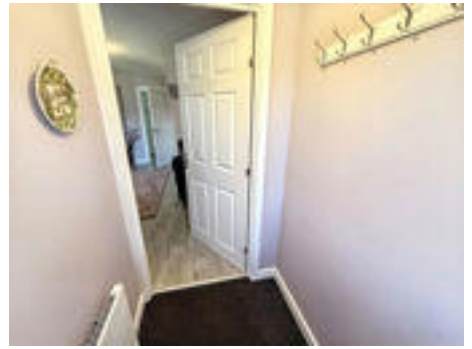
Price: OIRO £194,950

Property Type: Town House

Parking: Driveway

Heating: Gas

## Entrance hallway



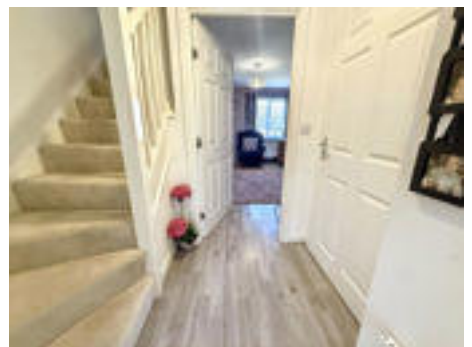
## Living Room



## Kitchen/diner



## Hallway



## Ground floor cloaks



## Landing



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## Bedroom 1



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## Bedroom 2



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## Bathroom



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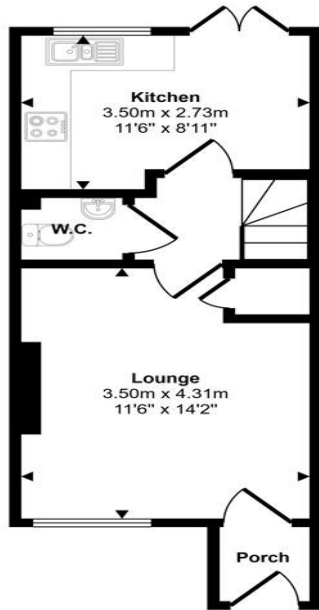
## Bedroom 3



## Garden



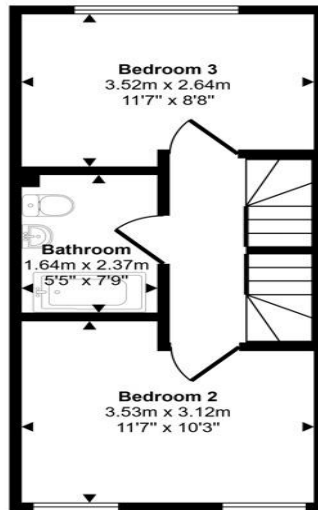
Approx Gross Internal Area  
85 sq m / 916 sq ft



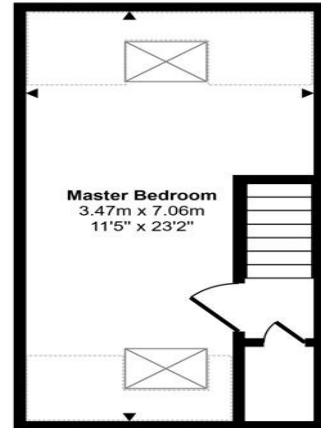
**Ground Floor**  
Approx 31 sq m / 332 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**First Floor**  
Approx 30 sq m / 320 sq ft



**Second Floor**  
Approx 25 sq m / 265 sq ft

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	84	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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