



### 3 bed town house to buy in NE23

Saxilby Close, St. Nicholas Manor,  
Cramlington, Northumberland, NE23 1AZ

**£189,950** Offers over

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Three Bedrooms
- ✓ Driveway
- ✓ Garden
- ✓ Close to Town Centre
- ✓ EPC Rating B

## Key Information

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

## Description

Nestled in the sought after St Nicolas Manor within easy walking distance to local shops and amenities, this impressive three-bedroom mid-terrace home presents a wonderful opportunity for families and professionals alike. The property boasts three generously sized double bedrooms, ensuring ample space and comfort for all residents.

Tastefully presented throughout and maintained in good condition, the home features a modern kitchen diner, perfect for entertaining or enjoying family meals together. The light filled kitchen/diner opens with french doors to the westerly facing garden, offering a spot to relax or host summer gatherings as the sun sets.

Outside, there is convenient off street parking on the private driveway, alleviating any worries about parking. Cramlington train station is within walking distance, the property enjoys a prime position close to a variety of local transport links, well-regarded schools, cafes, and parks, making day-to-day living a pleasure.

Don't miss the chance to make this modern and inviting home yours—arrange a viewing today to experience everything it has to offer.

Council Tax Band: B

Tenure: Freehold

Price: Offers over £189,950

Property Type: Town House

Parking: Driveway

Heating: Gas

## Entrance hallway

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## Living Room



## Kitchen/diner



## Cloaks w/c



## Landing

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## Bedroom 1



## Bedroom 2



## Bedroom 3



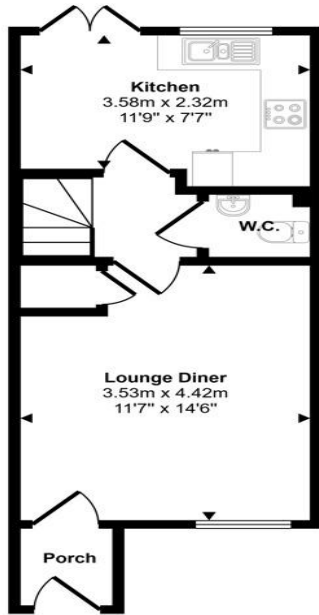
## Bathroom



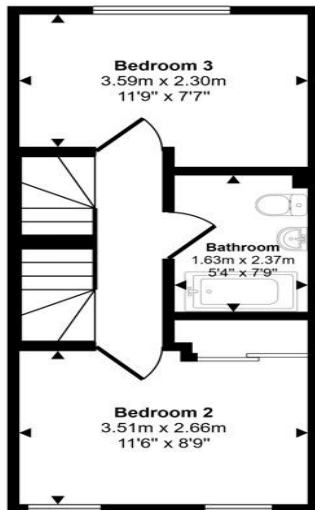
## Garden



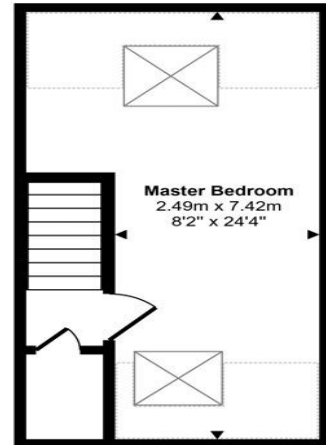
Approx Gross Internal Area  
88 sq m / 947 sq ft



Ground Floor  
Approx 32 sq m / 340 sq ft



First Floor  
Approx 30 sq m / 325 sq ft



Second Floor  
Approx 26 sq m / 282 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			95
(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>			
Not energy efficient - higher running costs			
<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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