



### 3 bed semi-detached house to buy in NE23

Silverdale Road, Cramlington, Cramlington, Northumberland, NE23 3LW

**£245,000**

 x3  x2  x1

Tenure  
**Freehold**

### Property features

- ✓ Great location
- ✓ Three bedrooms
- ✓ En-suite to master
- ✓ Close to local amenities
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

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

## Arrange a viewing

Teri Dunning  
Cramlington

01670 568098  
cramlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A well-presented three-bedroom semi-detached home with garage and private driveway, situated in a popular residential area close to well-regarded schools, local shops, and excellent transport links.

The property welcomes you through an entrance porch, which provides convenient internal access to the integral garage. The ground floor offers generous and versatile living space, including a bright front reception room, a separate dining room, and a delightful sun room overlooking the rear garden. The kitchen is well-positioned and provides ample storage and workspace, making it ideal for family living and entertaining.

To the rear, the garden features a patio seating area and low-maintenance artificial lawn, along with useful side access.

Upstairs, the first floor comprises three well-proportioned bedrooms, including a spacious master bedroom with en suite facilities, and a modern family bathroom serving the remaining bedrooms.

This fantastic home offers comfortable family living in a sought-after location and early viewing is highly recommended.

Council Tax Band: C

Tenure: Freehold

Price: £245,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Living Room

3.40m x 4.16m (11'1" x 13'7")



## Dining Room

3.09m x 3.00m (10'1" x 9'10")



## Kitchen

3.96m x 2.74m (12'11" x 8'11")



## Sun Room

4.36m x 2.46m (14'3" x 8'0")



## Bedroom 1

4.16m x 2.85m (13'7" x 9'4")



## En-Suite

1.65m x 1.80m (5'4" x 5'10")



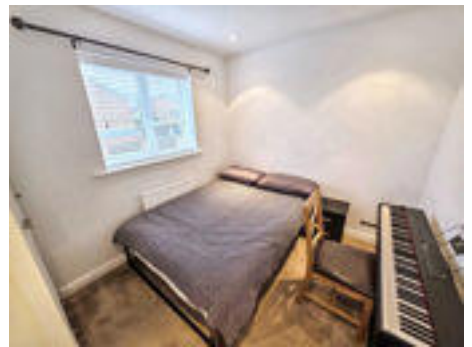
## Bedroom 2

3.25m x 2.86m (10'7" x 9'4")



## Bedroom 3

2.93m x 2.38m (9'7" x 7'9")

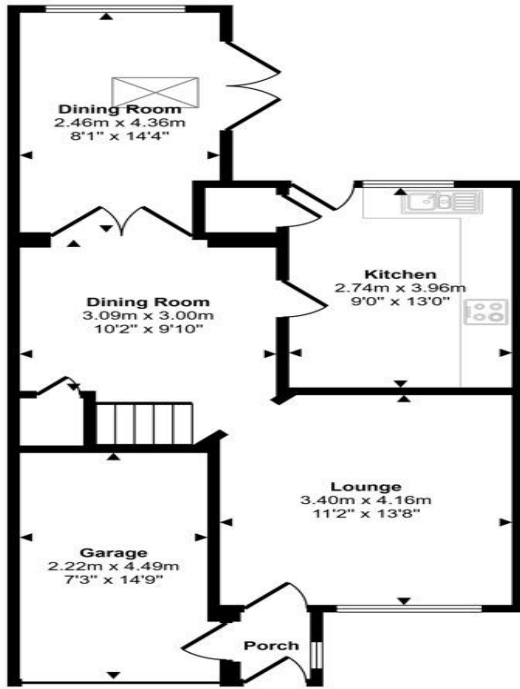


## Bathroom

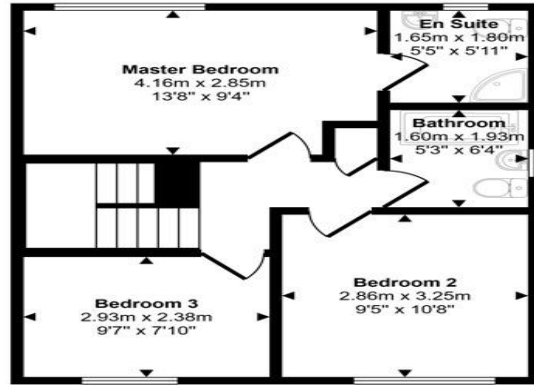
1.93m x 1.60m (6'3" x 5'2")



Approx Gross Internal Area  
105 sq m / 1133 sq ft



**Ground Floor**  
Approx 62 sq m / 667 sq ft



**First Floor**  
Approx 43 sq m / 466 sq ft

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>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(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:

**Blagdon House Smithy Square, Cramlington, Northumberland, NE23 6QL, Tel: 01670 568098,  
cramlington@pattinson.co.uk, www.pattinson.co.uk**

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