



4 bed semi-detached house to buy in NE23

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

£249,950

 x 4  x 1  x 1

Tenure

Freehold

Property features

- ✓ South facing rear garden
- ✓ Four/five bedrooms
- ✓ Downstairs WC
- ✓ Double driveway
- ✓ EPC Rating C

Driveway parking

Key Information

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

Arrange a viewing

Teri Dunning
Cramlington

01670 568098
cramlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Situated in a quiet cul de sac within the highly sought after St Nicholas Manor in Cramlington, this beautifully presented four bedroom semi detached home offers spacious and versatile accommodation, ideal for family living.

Conveniently located within walking distance of local shops, well regarded schools and Cramlington train station the property is perfectly positioned for both families and commuters.

The accommodation comprises of an entrance hall, a comfortable lounge, downstairs WC and a spacious kitchen/diner with french doors leading onto the large sunny rear garden. The former garage has been thoughtfully converted to provide a useful utility area and an additional versatile reception room, which could be used as a fifth bedroom, home office or playroom.

To the first floor are three generous double bedrooms, a further single bedroom and a modern family bathroom.

Externally the property benefits from a large, low maintenance south facing rear garden with the added convenience of both hot and cold water taps. To the front is a double driveway providing off street parking.

Nicely presented throughout and offering flexible living space, this fantastic family home is not one to be missed.

Early viewing is highly recommended.

Council Tax Band: B

Tenure: Freehold

Price: £249,950

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

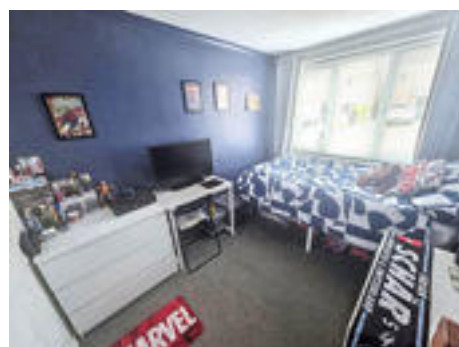
Living Room



Kitchen/Diner



Additional reception room



Bathroom



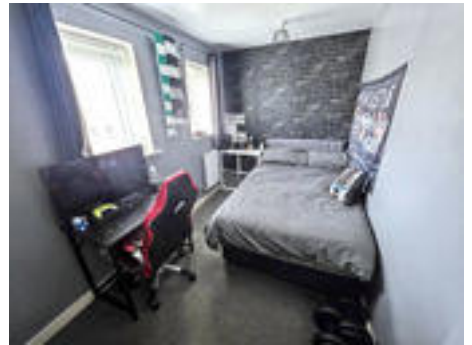
Bedroom 1



Bedroom 2



Bedroom 3



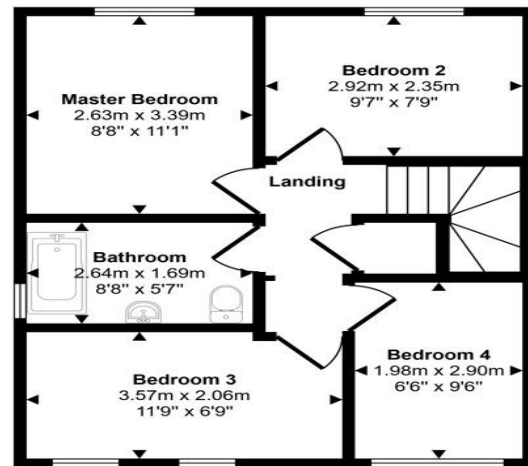
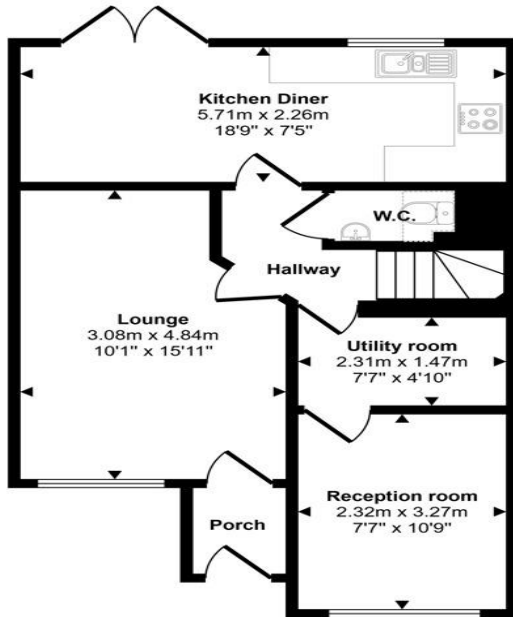
Bedroom 4



External



Approx Gross Internal Area
90 sq m / 970 sq ft



Ground Floor
Approx 48 sq m / 516 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) A		91
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

