



### 3 bed detached house to buy in

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

# £285,000

🏠 x3 🚗 x2 🚲 x1

Tenure

**Leasehold**

Driveway & Garage parking

### Property features

- ✓ FREEHOLD ON COMPLETION
- ✓ No onward chain
- ✓ Three bedrooms
- ✓ Great location
- ✓ EPC Rating C

## 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

FREEHOLD ON COMPLETION. Located within Northburn Lea highly sought-after location, this rarely available style of detached home is the ideal choice for those seeking extra space and comfort. Beautifully presented throughout, the property offers three bedrooms, including a primary suite complete with its own en suite bathroom for added luxury. An additional bathroom serves the remaining bedrooms and guests.

The home features two inviting reception rooms – perfect for entertaining or relaxing with the family. The modern kitchen benefits from a practical utility room, while french doors open to the garden.

Step outside to a generous, well-maintained garden, offering plenty of room for outdoor dining, children's play, or quiet relaxation. There is also a good sized driveway with space for two cars, providing convenient and secure off-road parking as well as access to the garage.

Located within a popular neighbourhood, the property is close to excellent local schools, well-regarded shops, and green areas.

This is a rare opportunity to acquire a unique and stylish family home in a highly desirable area. Arrange a viewing today to truly appreciate all that this excellent property has to offer.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 57

Price: £285,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Entrance hallway



## Living Room



## Cloaks W/C



## Kitchen



## Utility area



## Playroom / Reception room



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## Landing

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## Bedroom 1

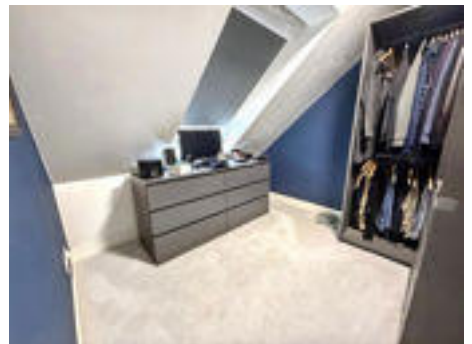
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## En suite



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## Bedroom 2



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## Bedroom 3



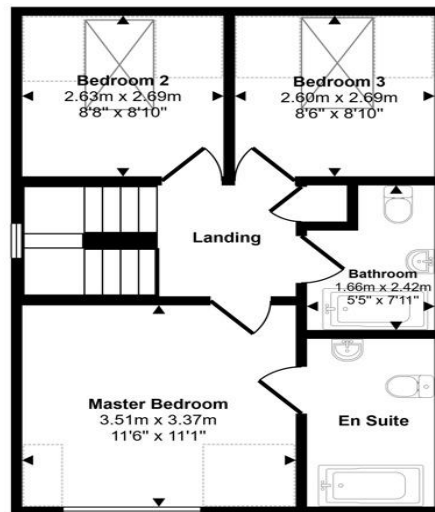
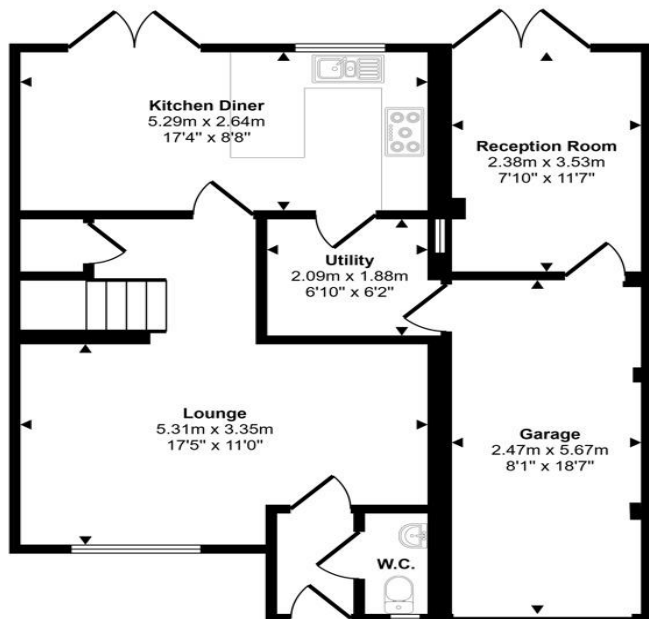
## Bathroom



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## Garden

Approx Gross Internal Area  
116 sq m / 1248 sq ft



First Floor  
Approx 44 sq m / 470 sq ft

Ground Floor  
Approx 72 sq m / 778 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(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	

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

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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