



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

Spilsby Crescent, Cramlington, Northumberland, NE23 1AT

**£200,000** Offers Over

🏠 x3 🍳 x2 🚗 x1

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ Great location
- ✓ Beautifully presented
- ✓ Three bedrooms
- ✓ En-suite to master
- ✓ EPC Rating C

## Key Information

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

## Description

Situated within the sought after St Nicholas Manor development in Cramlington, this beautifully presented three bedroom semi-detached property offers modern family living in a convenient location close to shops, schools, transport links and Cramlington train station.

The accommodation comprises of an inviting entrance hallway, downstairs WC, a spacious lounge, and a contemporary kitchen/diner with french doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor are three bedrooms, including a master bedroom with en-suite facilities, along with a modern family bathroom and a handy storage cupboard with electric point currently housing a tumble dryer.

Externally, the property benefits from a private rear garden and two allocated parking spaces located to the rear of the property.

This attractive home is ideally positioned for easy access to local amenities, excellent schools and commuter routes, making it an ideal purchase for families, first time buyers or professionals alike.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £200,000

Property Type: Semi-detached house

Parking: Allocated

Heating: Gas

## Living Room

4.38m x 3.59m (14'4" x 11'9")



## Kitchen/Diner

1.40m x 0.80m (4'7" x 2'7")

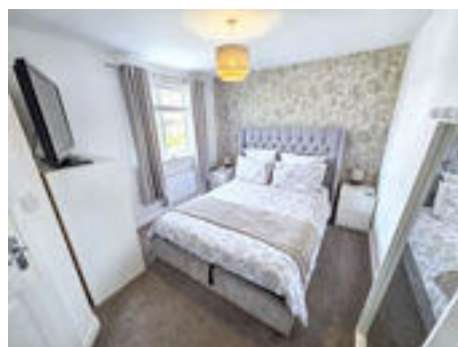


## W/C



## Bedroom 1

0.90m x 0.90m (2'11" x 2'11")



## En-Suite



## Bedroom 2

2.78m x 2.26m (9'1" x 7'4")

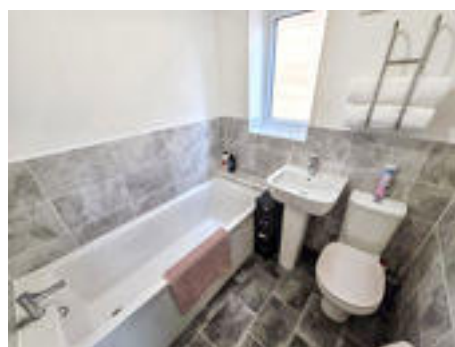


## Bedroom 3

2.23m x 1.69m (7'3" x 5'6")



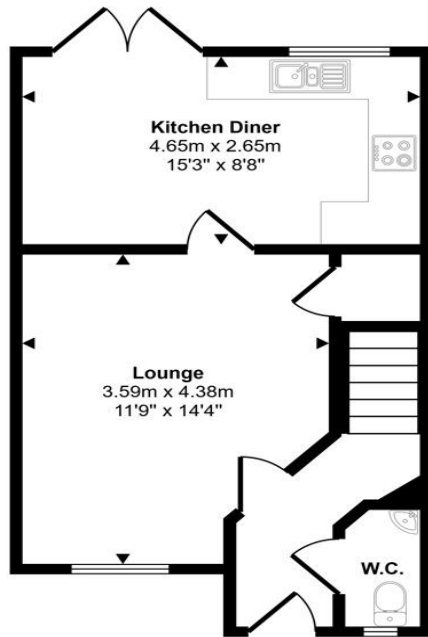
## Bathroom



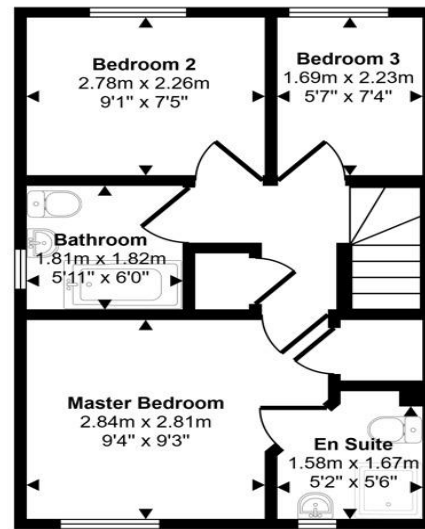
## External



Approx Gross Internal Area  
68 sq m / 735 sq ft



Ground Floor  
Approx 35 sq m / 380 sq ft



First Floor  
Approx 33 sq m / 355 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			93
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	
(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:

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.co.uk/>

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