

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 St. Davids Park, Cramlington NE23 1BD

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£1,950 Per Calendar Month

Signature North East welcomes to the rental market this six-bedroom detached home in the ever popular area of Cramlington. The ground floor offers a bright, spacious living room filled with natural light and an impressive open-plan kitchen and dining area with sleek units and countertops. This level also includes a sixth bedroom with a conjoined bathroom, a utility room, and a separate WC. Upstairs, you'll find four generously sized bedrooms, including a master with a walk-through wardrobe leading to a stylish en-suite, plus a luxurious family bathroom with a bath, separate shower, hand basin, and WC. The top floor hosts a spacious second bedroom with its own en-suite and a charming playroom, ideal for families. Externally, this home features a large front garden, a rear garden with lawn, patio, and barked areas perfect for entertaining, and a double driveway providing ample off-street parking.

Peacefully positioned in a desirable part of Cramlington, the property offers both comfort and convenience, surrounded by green spaces yet close to local amenities. Manor Walks Shopping Centre, restaurants, cafés, and bars are nearby, with excellent transport links offering easy access to Newcastle and the wider North East.

Available: November
Tenancy Term: 12 months
Council Tax Band: E
£1,950 PCM

TENANCY APPLICATION FEES:

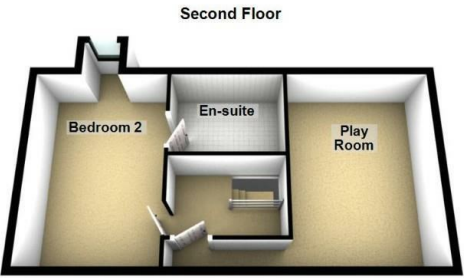
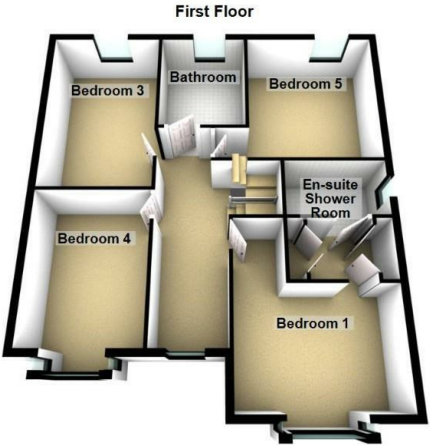
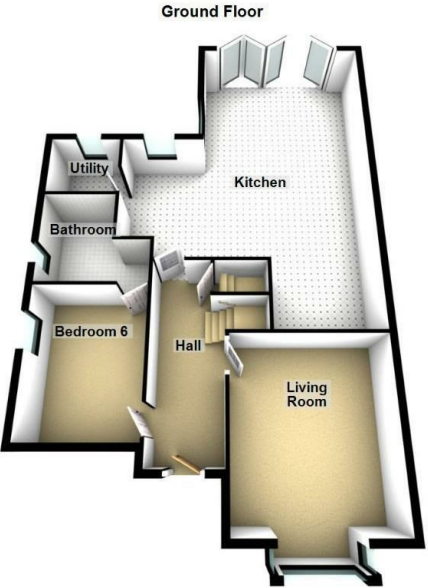
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required. A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first months rent payment.

The tenancy deposit is equivalent to 5 week's rent. An additional tenancy deposit amount may be requested in certain circumstances.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Measurements:

Kitchen
29'5" x 22'11"

Living room
15'1" x 13'1"

Bathroom
9'9" x 8'5"

Utility
6'4" x 5'7"

Bedroom one
20'10" x 13'1"

Bedroom two
15'9" x 10'10"

Bedroom three
15'3" x 9'9"

Bedroom four
12'11" x 11'0"

Bedroom five
11'6" x 13'2"

Bedroom six
12'9" x 9'8"

Bathroom
7'8" x 9'3"

En-suite shower room
8'7" x 4'11"

Play room
11'7" x 16'2"

En-suite
6'9" x 9'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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