



Spilsby Crescent | Cramlington | NE23 1AT

Offers In Excess Of £230,000

Located within the highly sought-after St Nicholas Manor, this beautifully presented three-bedroom semi-detached home is a must-see. Decorated in neutral tones throughout, the property offers stylish and versatile accommodation that will appeal to a wide range of buyers.

Upon entering the home, you are welcomed by a convenient downstairs cloakroom and a spacious lounge which leads through to a modern kitchen diner, complete with French doors opening onto the rear garden – perfect for both everyday living and entertaining.

To the first floor, the property offers three well-proportioned bedrooms, including a generous master bedroom with ensuite facilities, alongside a contemporary family bathroom.

Externally, the home benefits from a double driveway leading to the garage at the front, while to the rear there is a private, low-maintenance garden completing this fantastic property.

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Semi Detached House

Private Rear Garden

Three Bedroom

Garage

En-Suite

Freehold

Downstairs Wc

EPC: B/ Council Tax:B

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

Suitable for wheelchair users, level access

Management charge for estate - £100.00 per annum.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: B

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T: 01670 531114

Bedlington@rmsestateagents.co.uk

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Entrance

Via composite door.

Downstairs wc 4.29ft x 4.45ft (1.30m x 1.35m)

Low level wc, pedestal wash hand basin, laminate flooring, extractor fan, part tiling to walls, heated towel rail.

Lounge 13.51ft x 11.01ft (4.11m x 3.35m)

Double glazed window to front, two single radiators, television point, stairs to first floor.

Kitchen 16.04ft x 11.23ft (4.88m x 3.42m)

Double glazed patio doors to rear, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, gas hob with extractor fan above, integrated fridge freezer and washing machine, laminate flooring, spotlights, double glazed patio doors to rear.

First Floor Landing

Loft access.

Loft

Partially boarded, pull-down ladders, lighting and power.

Bedroom One 11.39ft x 8.04ft (3.47m x 2.45m)

Double glazed window to rear, single radiator, two built in cupboard, television point.

En-Suite 8.04ft x 3.93ft (2.45m x 1.19m)

Low level wc, floating wash hand basin, extractor fan, shower cubicle (mains shower), part tiling to walls, heated towel rail, spotlights, laminate flooring.

Bedroom Two 9.99ft x 8.53ft (3.04m x 2.59m)

Double glazed window to front, single radiator.

Bedroom Three 6.71ft x 6.83ft (2.04m x 2.08m)

Double glazed window to front, single radiator.

Bathroom 6.44ft x 6.26ft (1.96m x 1.90m)

Three-piece white suite comprising of; panelled bath, low level wc, spotlights, heated towel rail, part tiling to walls, tiled flooring, extractor fan.

External

Front garden laid mainly to lawn, driveway leading to garage. Rear garden laid mainly to lawn, patio area.

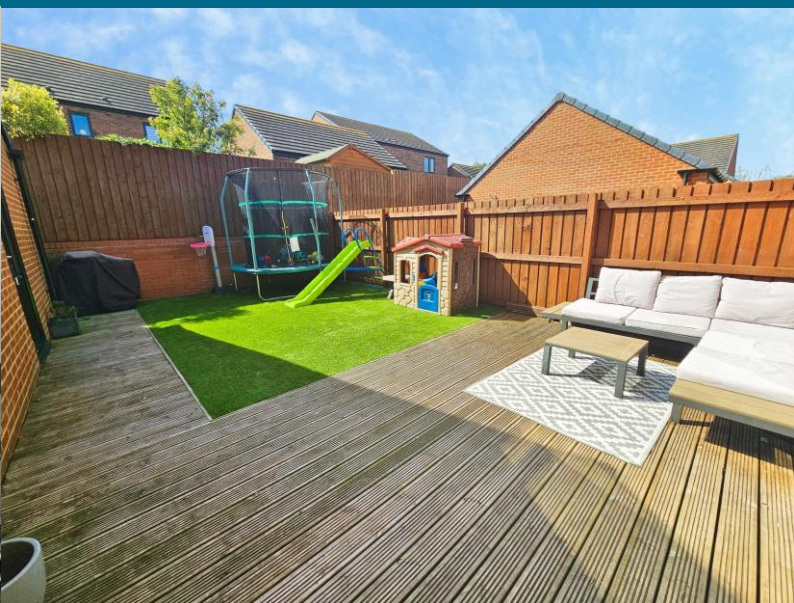
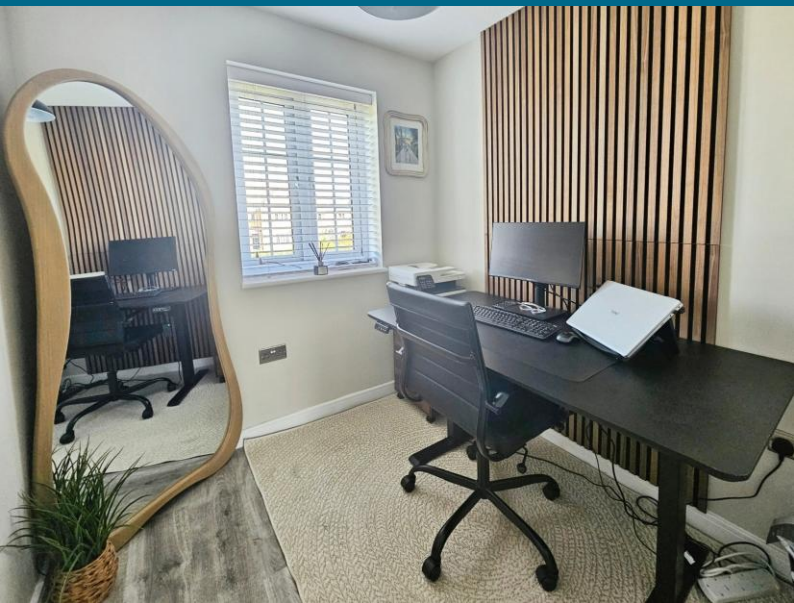
Garage

Detached single garage with up and over door, power and lighting.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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