Jan Forster

Somersby Gardens | St. Nicholas Manor | Cramlington | NE23 1AE

Guide Price £175,000

3 1 2

- Popular Location
- Three Bedrooms
- Ground Floor WC
- Rear Garden
- Viewing Essential
- Three Storey
- End of Terrace
- Allocated Parking Bay
- Freehold
- Call For More Information

Jan Forster Estates welcome to the sale market this well-presented, three storey home, situated on Somersby Gardens in the popular St Nicholas Manor, Cramlington.

The property is ideally positioned close to a wealth of local amenities, including shops, cafés, restaurants, and Manor Walks Shopping Centre. Residents can also take advantage of the nearby parks and open green spaces, ideal for casual walks, jogging, and spending time outdoors. Further amenities in Newcastle are easily accessible via an excellent range of public transport options, including regular bus routes and train services, as well as convenient road links with easy access to the A1 and A19, connecting you to surrounding areas.

The property is arranged over three well-proportioned floors and offers a thoughtfully designed layout throughout.

On the ground floor, you are welcomed by an inviting entrance hall leading to a convenient WC and a stylish open-plan lounge and kitchen area with stylish units and a breakfast bar. This bright and versatile living space is perfect for both relaxing and entertaining, with French doors opening directly onto the rear garden, allowing for plenty of natural light. The first floor comprises two comfortable bedrooms along with a modern family bathroom, ideal for guests, children, or a home office setup. Occupying the entire second floor, the impressive principal bedroom spans the full length of the property, creating a spacious and private retreat. This floor also benefits from a useful storage cupboard.

Externally, the property features off-street parking to the front, while the rear boasts a low-maintenance, paved garden - perfect for outdoor dining or unwinding with minimal upkeep required.

Viewings come highly recommended. To book yours or for more information, please call our team on 0191 236 2070.

Tenure
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

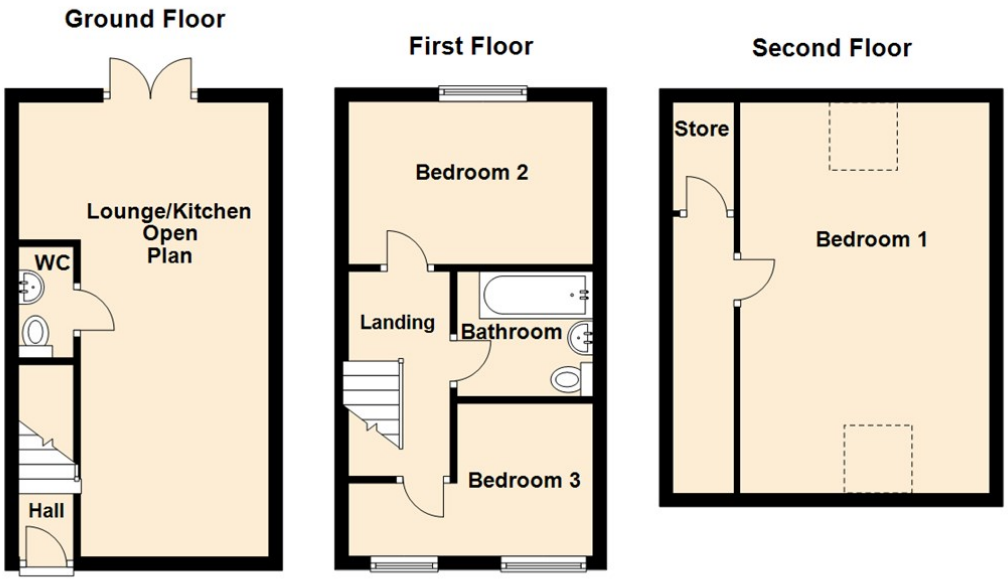
Council Tax Band: B

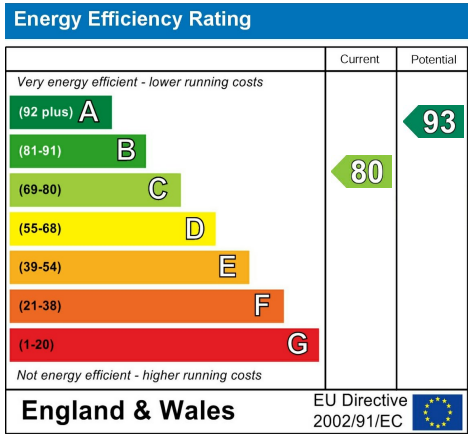
Lounge Kitchen 22'0" x 12'1" (6.72 x 3.70)

Bedroom One 18'11" x 12'0" (5.78 x 3.68)

Bedroom Two 7'10" x 11'10" (2.41 x 3.62)

Bedroom Three 7'4" x 11'10" (2.26 x 3.62)





The difference between house and home

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