



### 3 bed detached house to buy in

Silverdale Road, Cramlington,  
Northumberland, NE23 3LW

**£249,950** Offers over

 x 3  x 2  x 1

Tenure

**Freehold**

### Property features

- ✓ Extensive garden
- ✓ Open plan kitchen/diner
- ✓ En suite to primary bedroom
- ✓ Utility room and ground floor w/c
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

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

## Description

Nestled in the highly sought-after Northburn area, this three-bedroom detached home offers a fantastic opportunity for those looking for a home with a vision to create their dream property. Situated on a generous plot this is a super prospect for the right buyer looking for home with no onward purchase.

Step inside to discover a spacious living room and kitchen/diner, perfectly positioned for family gatherings or entertaining friends. The ground floor also benefits from a convenient W/C, adding to everyday practicality. Upstairs, the main bathroom is complemented by an en suite.

This home is in need of some refurbishment, providing the perfect blank canvas for those looking to modernise and add value. There is no shortage of potential here, with extensive gardens to the rear – ideal for children, pets, or simply relaxing in the sunshine. The flexibility of the plot and interior layout means you could truly tailor this property to suit your lifestyle.

Offering both a drive and garage, the property enjoys both secure parking and excellent kerb appeal. There is also internal access to the garage from the utility room.

Northburn itself is renowned for its highly regarded schools and a range of amenities just a short stroll away, making it an ideal location for growing families. With local shops, parks, and transport links within easy reach, convenience and quality of life are assured.

Don't miss the chance to view this promising home brimming with potential in a desirable setting. Arrange your viewing today to envisage the possibilities.

Council Tax Band: C

Tenure: Freehold

Price: Offers over £249,950

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Entrance hallway



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## Living Room

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## Kitchen/diner



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## Utility room

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## Ground floor w.c



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## Landing

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## Bedroom 1



## Bedroom 2



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## Bedroom 3



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## Bathroom

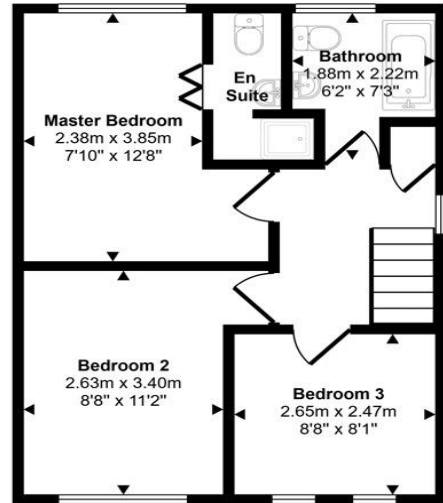
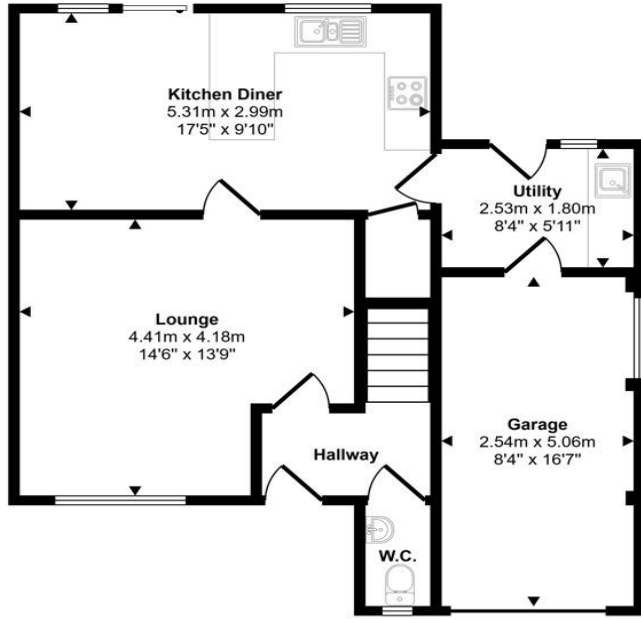


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## Garden



Approx Gross Internal Area  
99 sq m / 1068 sq ft



First Floor  
Approx 40 sq m / 430 sq ft

Ground Floor  
Approx 59 sq m / 637 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>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(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:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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