



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

School Close, Cramlington, Cramlington, Northumberland, NE23 1DQ

**£160,000**

🛏 x3 🪑 x2 🚗 x1

Tenure

**Freehold**

### Property features

- ✓ Spacious living accommodation
- ✓ Discount Market Value home, Section 106
- ✓ Ideal first home
- ✓ No onward purchase
- ✓ EPC Rating C

Driveway parking

Garden

## Key Information

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

## Description

This beautifully presented three-bedroom home is superbly positioned in the heart of Central Cramlington. Boasting an excellent condition throughout, this property offers spacious living accommodation ideal for families or buyers seeking a move-in ready residence.

The ground floor features a bright, airy living room with a glazed door opening directly onto a delightful south/westerly facing garden—perfect for enjoying sunny afternoons or al fresco entertaining. Convenience is at its core, with a ground floor WC and plentiful storage options.

A private driveway provides valuable off-street parking.

The welcoming interior is immaculately cared for, creating a truly special place to call home.

Situated in a prime central location, this home is set within Cramlington village, offering easy access to a range of local shops, cafés, and essential amenities. Enjoy the convenience of having everything you need within walking distance, with excellent transport links further enhancing the property's appeal.

This superb home comes to market with no onward purchase, ensuring a straightforward and stress-free move for prospective buyers.

This home is sold under a section 106 agreement with a 20% discount off the full market value price and requires that buyers are eligible for this scheme. Please contact us for details on eligibility and how to apply.

Don't miss the opportunity to make this exceptional property your own—contact us today for further information and to arrange your viewing.

Council Tax Band: B

Tenure: Freehold

Price: £160,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

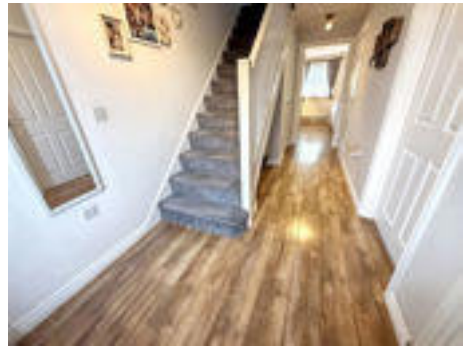
Listed property: No

Conservation area: No

Heating: Gas

Water meter: No

## Entrance hallway



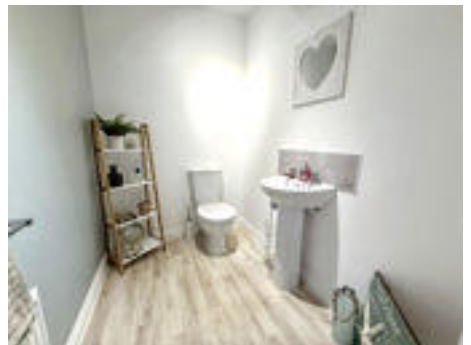
## Kitchen/diner



## Living/dining Room



## Ground floor W/C



## Landing



## Bedroom 1



## Bedroom 2



## Bedroom 3



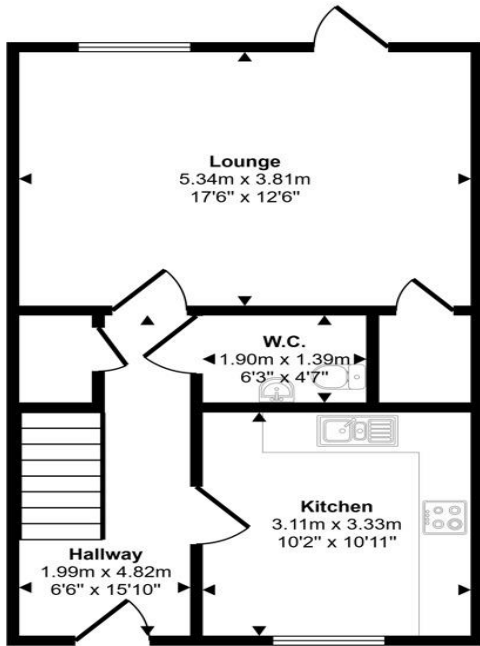
## Bathroom



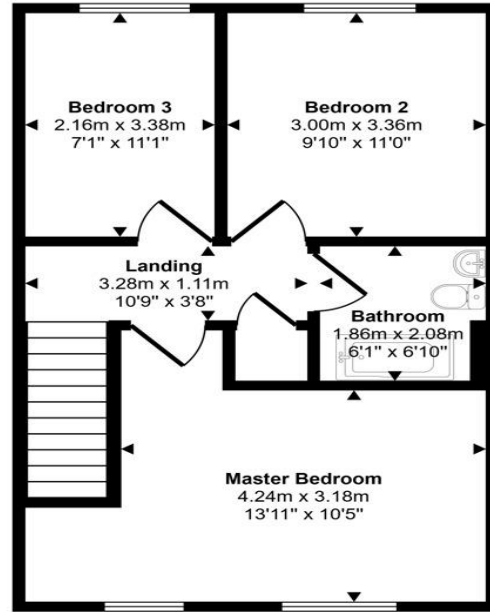
## External



Approx Gross Internal Area  
94 sq m / 1008 sq ft



Ground Floor  
Approx 46 sq m / 500 sq ft



First Floor  
Approx 47 sq m / 508 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>		89
(69-80) <b>C</b>	79	
(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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