



Claxby Grove | Cramlington | NE23 1AP

Offers In Excess Of £195,000

Located in the popular St Nicholas Manor estate in Cramlington with excellent transport links and amenities close by this lovely town house will appeal to most buyers. It offers three level living with the lounge, kitchen/diner and cloakroom being on the ground floor, the first floor has two bedrooms and a family bathroom and the 2nd floor offers a master bedroom. Externally it has allocated parking to the front and the rear has a well-maintained garden. Viewing is essential to appreciate this lovely home.

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Semi Detached Town House

Downstairs Wc

Three Bedroom

Excellent First time Buy

Downstairs Wc

Freehold

Popular Estate

EPC: B/ Council Tax:B

For any more information regarding the property please contact us today

Entrance

Via composite door.

Downstairs 4.32ft x 3.63ft (1.31m x 1.10m)

Low level wc, floating wash hand basin, laminate flooring, extractor fan, spotlights.

Lounge 14.87ft x 11.86ft (4.53m x 3.61m)

Double glazed window to front, double radiator, built in storage cupboard, television point.

Kitchen 11.85ft x 8.62ft (3.61m x 2.62m)

Double glazed window to rear, double 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, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, plumbed for washing machine, laminate flooring, breakfast bar, spotlights, double glazed patio doors to rear.

First Floor Landing

Single radiator.

Bedroom Two 11.86ft x 10.60ft (3.61m x 3.23m)

Two double glazed windows to front, single radiator, television point.

Bedroom Three 11.88ft x 8.89ft (3.62m x 2.70m)

Double glazed window to rear, single radiator.

Bathroom 7.91ft x 5.59ft (2.41m x 1.70m)

Panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to side, heated towel rail, part tiling to walls, laminate flooring, extractor fan.

Second Floor Landing

Storage cupboard

Bedroom One 21.46ft x 11.77ft (6.54m x 3.58m)

Velux window to front and rear, single radiator.

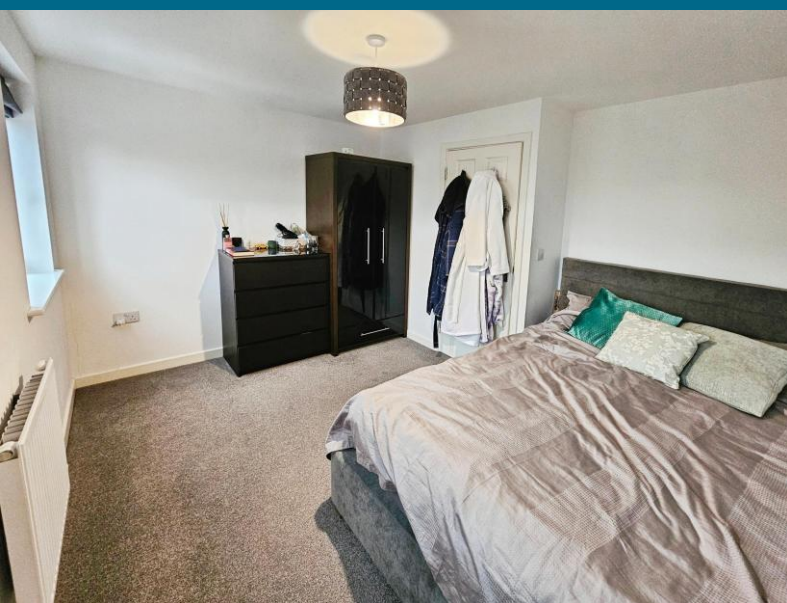
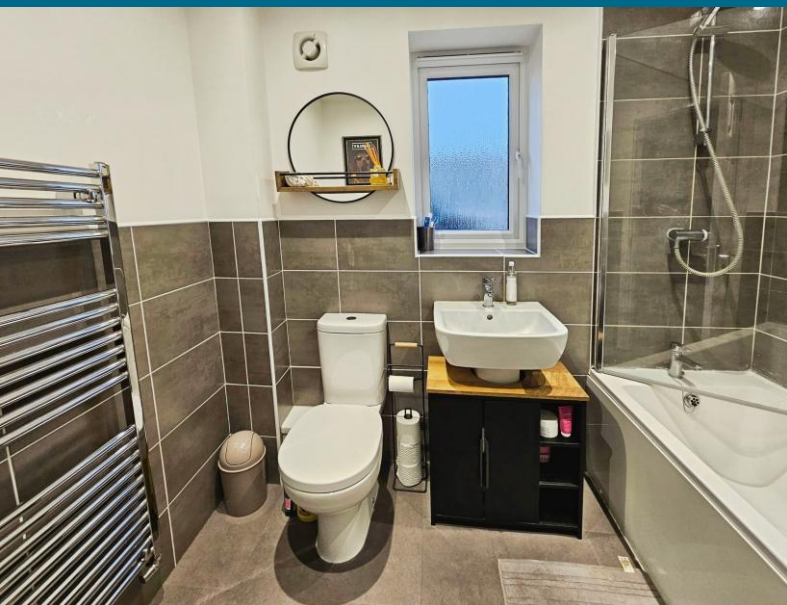
External

Parking to front, allocated parking bay. Low maintenance garden to rear, laid mainly to lawn, patio area, screen fencing, garden shed.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: driveway/ allocated parking bay

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.

4 years remaining - National House Building (NHBC)

ACCESSIBILITY

Suitable for wheelchair users, wide doors.

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

Management charge for estate: TBC once estate is finished.

COUNCIL TAX BAND: B

EPC RATING: B

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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.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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

