## BRUNTON

RESIDENTIAL



NORMANBY GARDENS, ST. NICHOLAS MANOR, CRAMLINGTON, NE23

Fixed Asking Price £54,000















Modern two-bedroom semi-detached home on Normanby Gardens in St. Nicholas Manor, Cramlington available on the shared ownership scheme.

This well-presented property has been maintained to a high standard and is arranged over two floors, featuring a spacious rear-aspect lounge/dining room with French doors opening onto the garden, a modern kitchen with integral appliances and ample storage, and a convenient ground-floor WC. Upstairs, the landing provides access to two well-proportioned bedrooms, and a stylish family bathroom. The home further benefits from off-street parking and an enclosed rear garden.

Situated in the sought-after St. Nicholas Manor area, the property is conveniently located within easy reach of local amenities, shops, and transport links. The surrounding area offers a pleasant residential setting with a range of nearby facilities, providing an attractive and practical location for prospective homeowners.









## BRUNTON

The internal accommodation comprises: an entrance hall with a convenient ground-floor WC to the left and stairs leading up to the first-floor landing. To the right is a modern, well-equipped kitchen with a front-aspect window, integral appliances, and ample floor and wall units providing excellent storage and work surface space. To the rear is a spacious rear-aspect lounge/dining room with French doors leading out to the rear garden, as well as an under-stair storage cupboard.

The first-floor landing gives access to two well-proportioned bedrooms, one rear-aspect and one front-aspect, with the front room benefiting from a built-in storage cupboard. A stylish family bathroom with vinyl floors, partially tiled walls, a WC, washbasin, and bath with overhead shower completes the internal accommodation.

Externally, the property features two allocated parking bays and a rear garden enclosed with timber fencing, predominantly laid to lawn, with a block-paved seating area and a useful garden shed for additional storage.

The current monthly charges payable to Home Group from 1st April 2025

are £379.05 and are broken down as follows:

- Rent £330.97
- Management charge £5.83
- Insurance charge £33.00
- Service charge £9.25

The above charges are reviewed annually on 1 st April.





## BRUNTON



TENURE: Leasehold

LOCAL AUTHORITY: Northumberland CC

COUNCIL TAX BAND: B

EPC RATING: B





