

# BRUNTON

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## RESIDENTIAL



**NORMANBY GARDENS, ST. NICHOLAS MANOR, CRAMLINGTON, NE23**

**Offers Over £180,000**



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Modern two-bedroom semi-detached home on Normanby Gardens in St. Nicholas Manor, Cramlington.

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 for two cars and an enclosed rear garden.

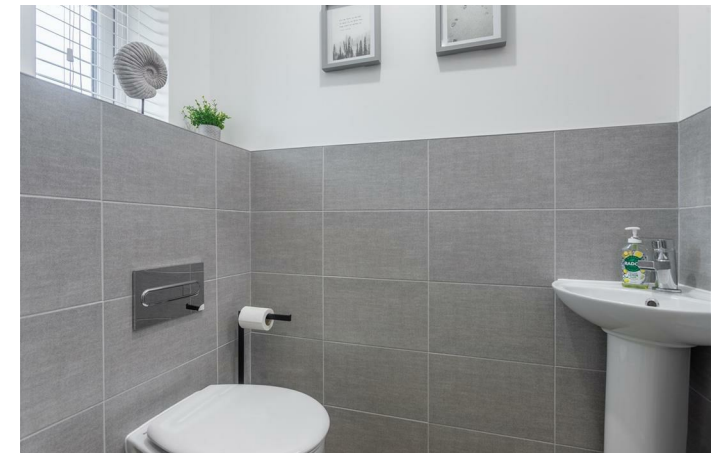
Situated in the sought-after St. Nicholas Manor area, the property is conveniently located within easy reach of local amenities, shops, and transport links. The surrounding area offers a pleasant residential setting with a range of nearby facilities, providing an attractive and practical location for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



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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.





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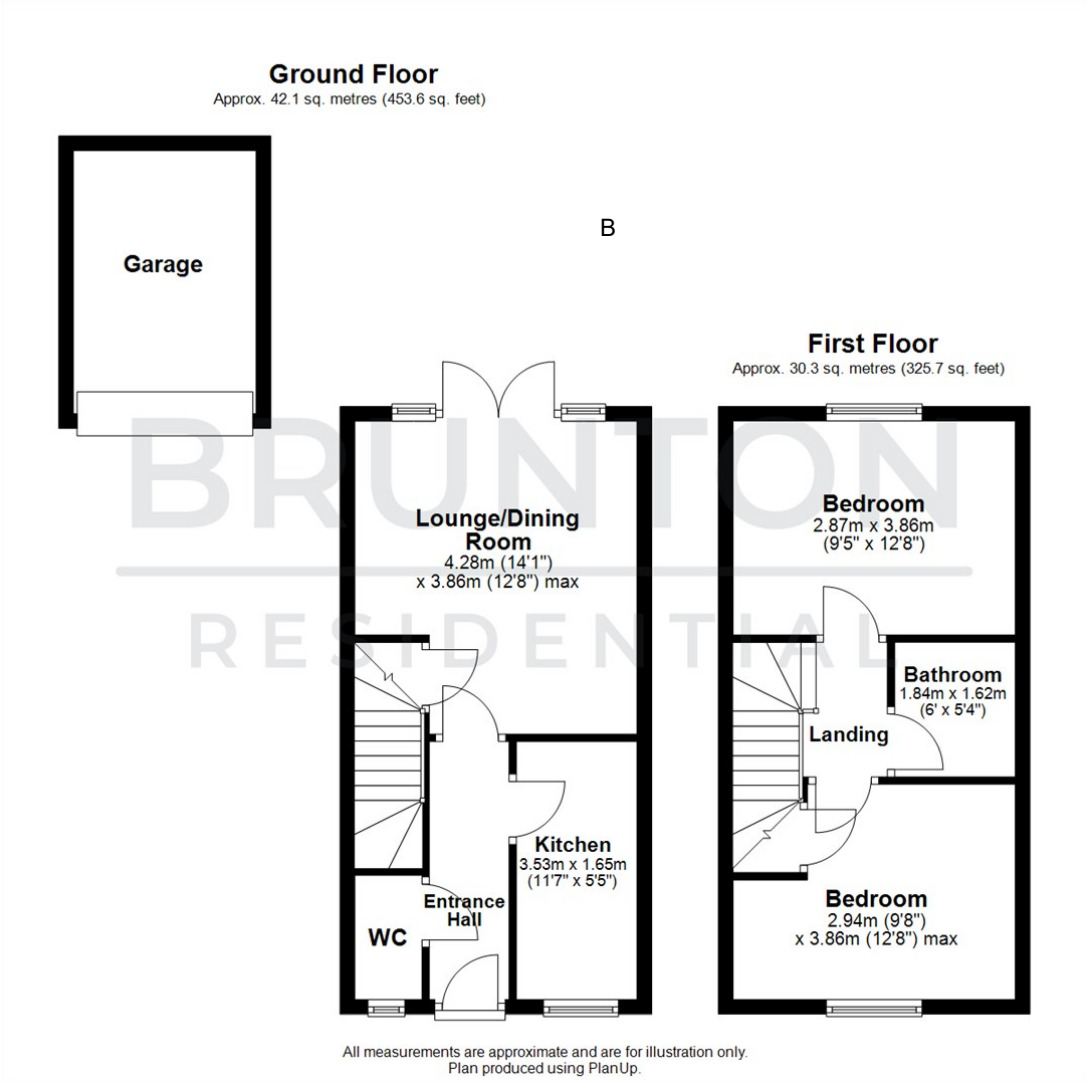
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	