



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

Canwick Gardens, Cramlington, Northumberland, NE23 1BP

**£200,000**

🏠 x3 🚿 x2 🚻 x1

Tenure  
**Freehold**

Off Street parking

### Property features

- ✓ Beautifully presented
- ✓ Great location
- ✓ Three bedrooms
- ✓ En-suite to master
- ✓ EPC Rating B

## Key Information

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

## Description

A beautifully presented three-bedroom semi-detached home located within the sought after St Nicholas Manor estate in Cramlington.

The property benefits from two parking spaces to the front and welcomes you via an inviting entrance hallway, complete with a convenient downstairs WC. The ground floor offers a spacious lounge and a stylish kitchen diner, both finished to a high standard and beautifully maintained.

To the rear, you'll find a low-maintenance, sun-filled garden—perfect for relaxing or entertaining.

To the first floor the property comprises three bedrooms, with one currently utilised as a home office. The master bedroom features its own en suite, while a modern family bathroom serves the remaining rooms.

Situated in a quiet location on the estate, the home is ideally positioned close to Cramlington train station, local shops, excellent transport links, and highly regarded schools—making it perfect for families and commuters alike.

Council Tax Band: B

Tenure: Freehold

Price: £200,000

Property Type: Semi-detached house

Parking: Off Street

Heating: Gas

## Living Room



## Kitchen



## Downstairs WC



## Bedroom 1



## En-suite



## Bedroom 2



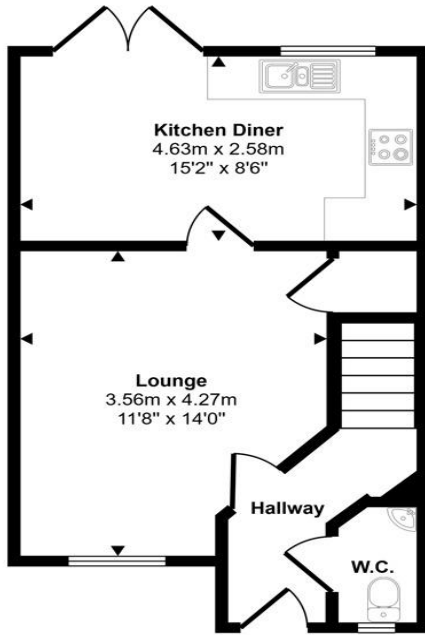
## Bedroom 3



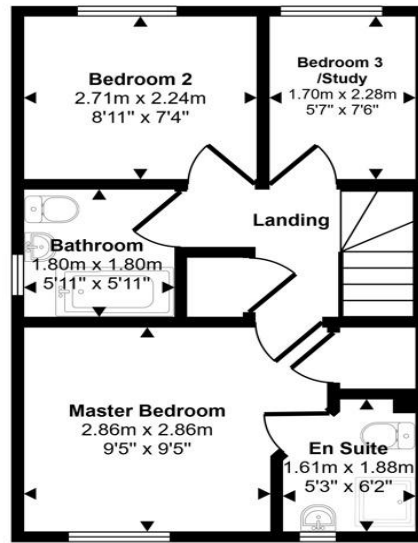
## Bathroom



Approx Gross Internal Area  
68 sq m / 730 sq ft



Ground Floor  
Approx 35 sq m / 373 sq ft



First Floor  
Approx 33 sq m / 357 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>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(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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