



# St Nicholas Manor

## 2 and 3 bedroom homes

Our collection of two and three bedroom semi-detached homes are in a desirable location in Cramlington, with everything you need on your doorstep.

Ideally located, our two and three bedroom homes benefit from amenities close by at the Manor Walks Shopping Centre, with a vibrant selection of shops, supermarkets, restaurants as well as the popular Vue

cinema. If schools are on your agenda, there are a fantastic mixture of schools close by, many within walking distance.

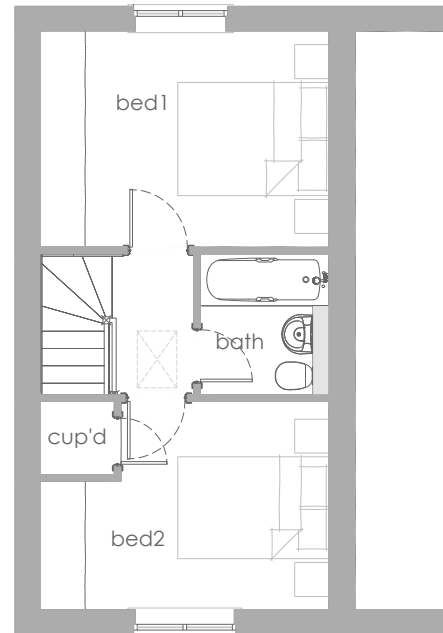
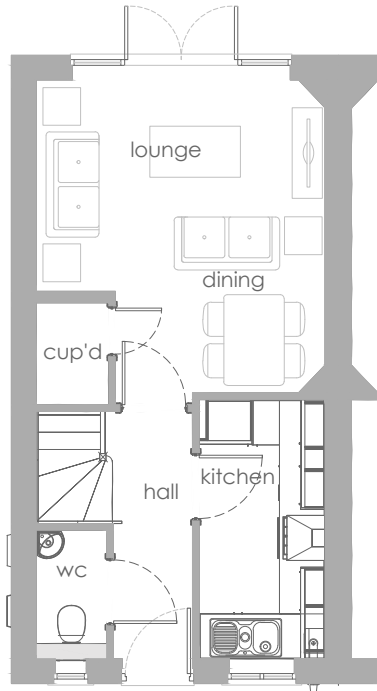
If you commute to work, our homes are close to the A1 and A19, connecting you to the north east with ease. Our homes are available through shared ownership, a more affordable way to get on the property ladder.





# St Nicholas Manor

The Ash | 2 bedroom house



## Measurements

### Ground floor

Living room 4.145m x 3.825m  
Kitchen 3.432m x 1.667m

### First floor

Bedroom 1 3.825m x 2.862m  
Bedroom 2 3.825m x 2.760m

Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise.

## Get in touch

0800 073 0600

[buyahome@homegroup.org.uk](mailto:buyahome@homegroup.org.uk)

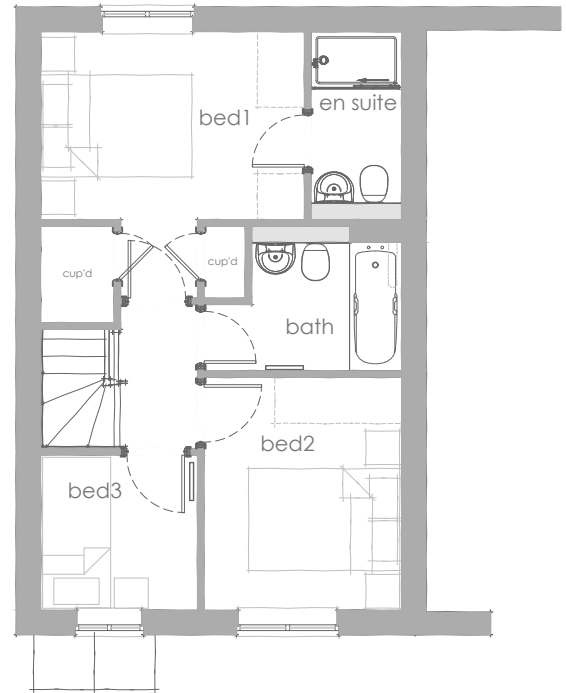
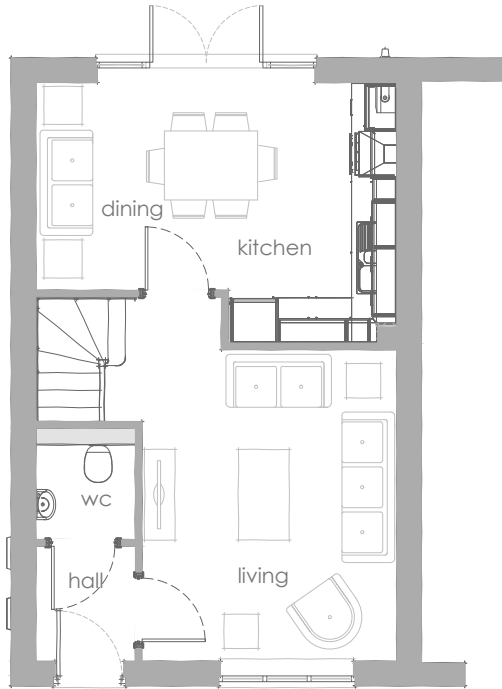
[www.homegroup.org.uk](http://www.homegroup.org.uk)





# St Nicholas Manor

The Cherry | 3 bedroom house



## Measurements

### Ground floor

Kitchen	3.450m x 2.235m
Dining area	2.751m x 2.545m
Living room	4.127m x 3.374m

### First floor

Bedroom 1	3.492m x 2.492m
Bedroom 2	3.084m x 2.617m
Bedroom 3	2.075m x 2.055m

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## Specification includes

- Zanussi gas hob, electric oven and extractor
- Integrated Zanussi fridge-freezer
- Beautiful bathroom, en-suite and cloakroom tiling
- French doors to rear garden
- Shed to rear garden\*
- Two parking bays

\* Specification and gardens vary from plot to plot.

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