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SAYER**

EPC: D  
Council Tax: D  
Tenure: Freehold

**York Close, Westwood Grange Estate, Cramlington**  
**Offers In Region Of £350,000**

# York Close, Westwood Grange Estate, Cramlington

- Extended
- En-Suite
- Multi Car Parking
- Four Good Sized Bedrooms
- Large Single Garage
- EPC:D / Council Tax Band:D /Tenure: Freehold

## Offers In The Region Of £350,000

### Entrance Porch

Entrance door, double glazed door, double glazed windows.

### Entrance Hallway

Stairs to first floor landing, double glazed window to side, double radiator.

### Cloaks/Wc

Low level wc, wash hand basin, double glazed window, part tiling to walls.

### Lounge 12'10 x 17'08 (3.91m x 5.38m)

Double glazed bow window to front, fire surround with electric fire, television point, coving to ceiling, double doors to:

### Dining room 13'03 x 10'01 (4.04m x 3.07m)

Double glazed window to rear, door to garden.

### Kitchen 11'10 x 9'06 (3.61m x 2.90m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating work top surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge and dishwasher, laminate flooring, door to garage.

### First Floor Landing

Loft access, built in storage cupboard.

### Loft

Partially boarded, pull-down ladders.

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### 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.*

BD007251/CM/SO/9.10.23/V.1

### Bedroom One 12'07 max x 15'02 into recess (3.84m x 4.62m)

Double glazed window to front and rear, single radiator, sliding door fitted wardrobes.

### En-Suite

Double glazed window to rear, low level wc, wash hand basin (set in vanity unit), gladding to ceiling, extractor fan, shower cubicle (mains shower), tiling to vinyl flooring, spotlights.

### Bedroom Two 12'10 x 11'11 (3.91m x 3.63m)

Double glazed window to front, single radiator, fitted wardrobes, television point.

### Bedroom Three 12'11 x 10'08 (3.94m x 3.25m)

Double glazed window to rear, single radiator.

### Bedroom Four 8'10 x 8'08 max (2.69m x 2.64m)

Double glazed window to front, single radiator, fitted wardrobe with overhead storage.

### Bathroom 5'08 x 8'07 (1.73m x 2.62m)

Three-piece white suite comprising of P shape panelled bath with mains shower over, wash hand basin and low level wc (set in vanity unit), spotlights, double glazed window to the rear, heated towel rail, tiled walls, cladding to ceiling, extractor fan.

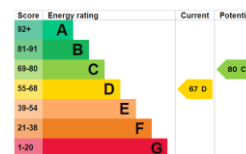
### External

Front Garden laid mainly to lawn, bushes and shrubs, multicar driveway leading to garage.

Rear garden laid mainly to lawn, patio and decking area, bushes and shrubs, water tap, lighting.

### Garage 12'10 x 16'05 (3.91m x 5.00m)

Large single attached garage, electric door, power and lighting, plumbed for washing machine, space for dryer and fridge, boiler, door and window to rear garden.





**Are you looking for a spacious family home close to local primary schools, shops and amenities? If so this fabulous extended four-bedroom detached property could be what you are looking for. Priced to sell, this property is nicely located on the Westwood Grange Estate and benefits from generous room sizes throughout and has a lovely enclosed garden to the rear and multi-car parking for growing families. With double glazing and gas central heating the accommodation comprises briefly; a glazed porch to the front, hallway, w.c, spacious lounge, dining room (with door to rear decked area) kitchen, stairs to the first-floor landing, four bedrooms with en-suite to bedroom one and family bathroom. Externally there is an enclosed garden to the rear with decking and patio area and side access. To the front there is a lawned garden and multi-car block paved driveway to the large single garage. Truly a must view property in one of Cramlington's most desired locations.**



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