



 Jan Forster  
**FOR SALE**  
0191 236 1079 [janforsterstates.com](http://janforsterstates.com)



- Popular Location
- Three Bedrooms
- No Upper Chain
- Double Glazing
- Viewing Recommended
- Detached Family Home
- Conservatory
- Gas Central Heating
- Council Tax Band \*C\*
- Call for More Information





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/6So6ZcHd6Es> \*\*

This three-bedroom, detached family home is positioned on Cheviot Grange in Burradon. The property will appeal to a variety of buyers and is offered for sale with the benefit of no upper chain.

The property is positioned close to a range of local amenities, schools and is within easy reach of Cramlington Hospital and transport links across the region.

Briefly comprising to the ground floor: - entrance porch, open plan lounge, dining kitchen with fitted units and double doors lead to a sunny conservatory, which has access to the rear garden. To the first floor there are three good sized bedrooms, two with fitted wardrobes and there is a modern, tiled family shower room/w.c.

Externally there is a garden to the front and a driveway leading to the attached garage. There is also a garden to the rear with well stocked borders.

For more information and to book your viewing, please contact our sales team on 0191 270 1122.

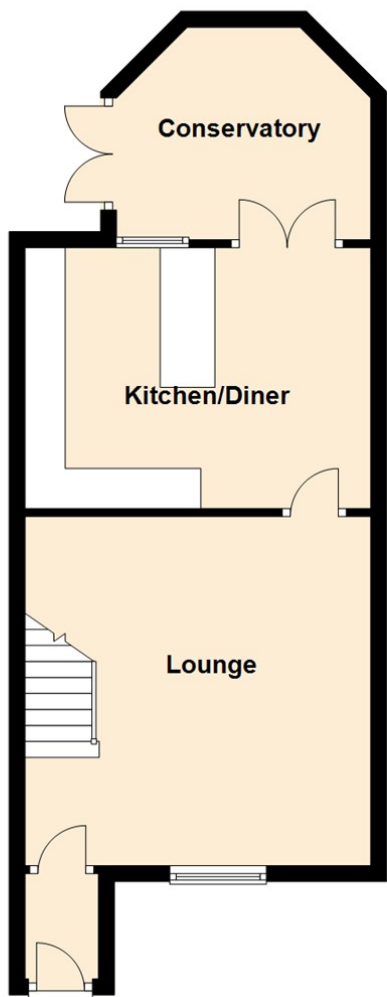
#### Tenure

The agent understands the property to be currently leasehold, and the vendor is currently purchasing the freehold. However, this should be confirmed with a licenced legal representative.

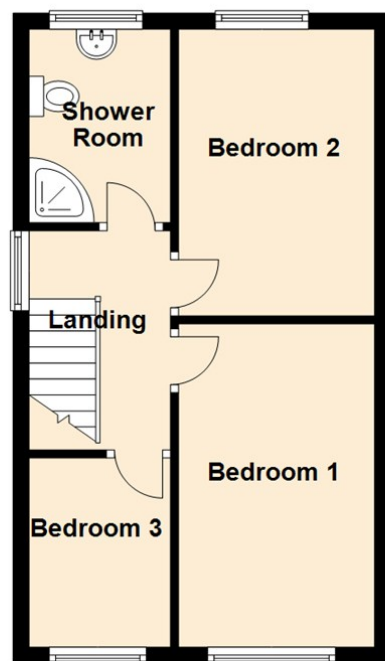
Council Tax band \*C\*.



### Ground Floor



### First Floor



Lounge 14'3" x 14'2" (4.35 x 4.32)

Kitchen Diner 14'3" x 14'2" (4.35 x 4.32)

Bedroom One 8'1" x 13'2" (2.47 x 4.03)

Bedroom Two 8'1" x 11'8" (2.47 x 3.56)

Bedroom Three 7'8" x 5'10" (2.36 x 1.78)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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