





- Professional Landlord
- White Goods Included
- Pets Considered
- Long Term Tenancies Available
- Council Tax Band: C
- New Build Property
- Off Road Parking
- Call For More Information
- Zero Deposit Option Available





\* TWO WEEKS RENT FREE \*

ZERO DEPOSIT OPTION AVAILABLE. Jan Forster Estates are delighted to offer this 'Norbury' style house, located in West Meadows in Cramlington.

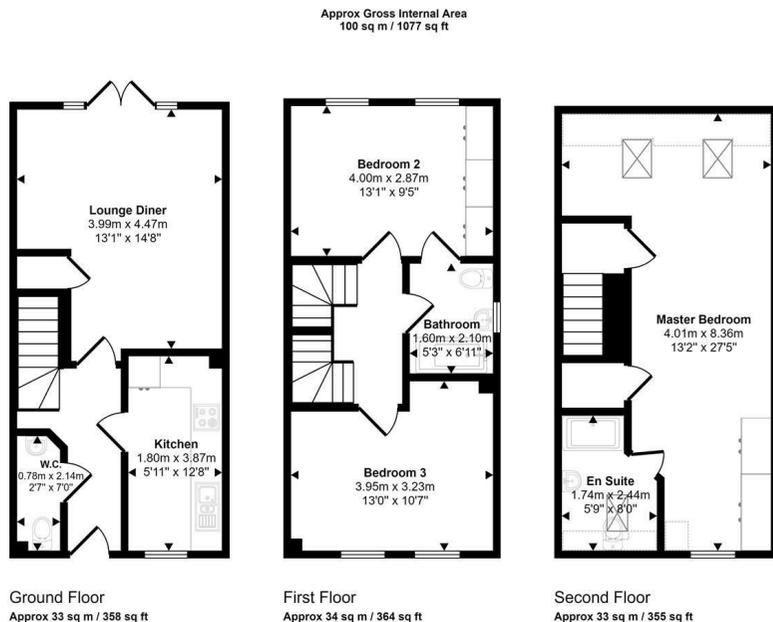
This three-storey home, features generously sized rooms and abundant storage options. The ground floor welcomes you with a delightful lounge/diner located at the rear of the property, with French doors linking the indoor and outdoor space. At the front, a modern kitchen awaits, accompanied by a separate WC and a convenient storage cupboard. The first floor accommodates 2 spacious double bedrooms and a family bathroom serves as a dividing space between these two bedrooms. The second floor provides an expansive main bedroom, which covers the entire floor space and includes a dressing area, ensuite and further storage cupboards.

Living here means you can enjoy country walks at Northumberlandia, just minutes from your doorstep. As well as being a short drive or walk from Manor Walks shopping centre and Cramlington train station. With local amenities, close access to the A19 and A1 and schools rated 'Good' nearby, West Meadows is the perfect place for your family to call home.

Lomond, on behalf of Lloyds Living, part of Lloyds Banking Group, operates a growing portfolio of more than 3,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building and renting homes that people want, in the places they are needed.

Property features and specifications may vary on a plot-by-plot basis. Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. Computer-generated images, floor plans, and photos (CGIs) are for illustrative purposes only and may not represent the final design or finish of the property. For further information on layouts and specifications, please speak to your Lloyds Living representative.





Denotes head height below 1.5m  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

## The difference between house and home

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>90</b>	<b>90</b>
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



[www.janforsterestates.com](http://www.janforsterestates.com)

Contact Us: 0191 236 2070

