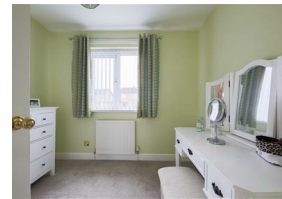




# Alexander Hudson Estates

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Sales Particulars



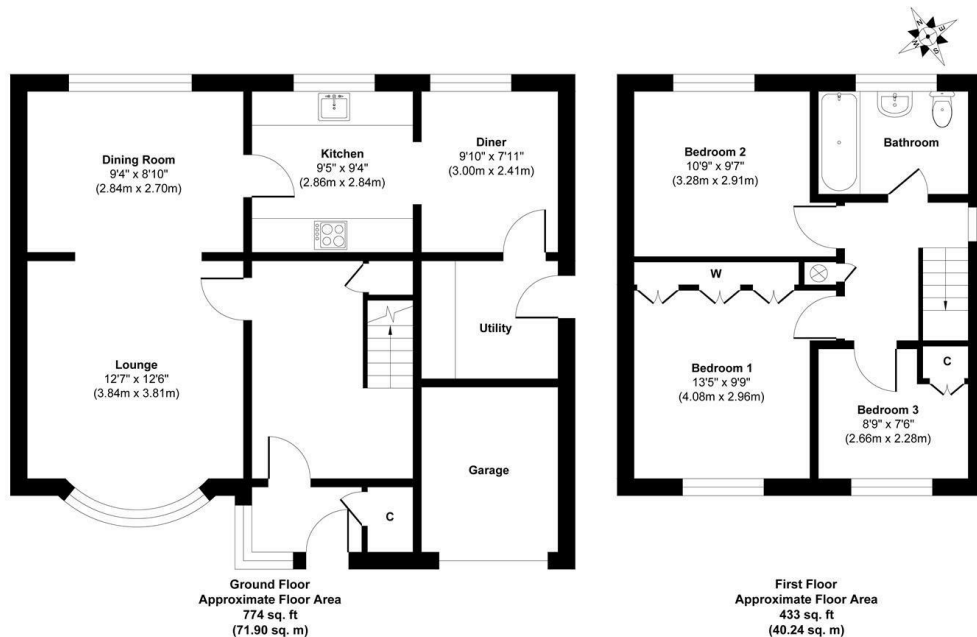


# The Property

Alexander Hudson Estates are pleased to welcome to the market this well proportioned detached family home, well positioned within this popular residential area of Cramlington.

The property offers well presented accommodation which briefly comprises; Entrance Hall, spacious lounge/dining room. Modern fitted kitchen with integrated appliances and breakfast room offering ample space for table and chairs and French doors to the rear garden. Separate utility room. To the first floor there are two double bedrooms, the principal of which has fitted wardrobes. Third single bedroom and a family bathroom/wc including over bath shower and screen. Externally ; The property is accessed to the front via a driveway for off street parking leading to a single garage. The front garden is lawned with borders. To the rear is an enclosed lawned garden with flagged patio areas.

Cramlington offers the perfect balance of suburban living with convenient access to the City Centre. The town benefits from a wide range of local amenities, including supermarkets, independent shops, cafés, restaurants, and leisure facilities, with Manor Walks Shopping Centre serving as a central hub. Families are well catered for with a selection of well-regarded schools, parks, and recreational areas close by. Cramlington boasts excellent transport links, with a local railway station providing direct services to Newcastle upon Tyne and the wider region. Road connections are also strong, with easy access to the A1, making commuting across Tyneside, Northumberland, and beyond straightforward.



Approx. Gross Internal Floor Area 1207 sq. ft / 112.14 sq. m  
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Alexander Hudson Estates

Freehold  
Council Tax: C  
EPC Rating: 45





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Alexander Hudson Estates  
The Printworks  
20 Arrow Close  
NE12 6QN

0191 268 7433  
[sales@alexanderhudson.co.uk](mailto:sales@alexanderhudson.co.uk)