





- Popular Location
- Mid Terraced Home
- Off Street Parking
- Freehold
- Viewing Highly Recommended
- Ideal First Time Buy
- Ground Floor WC
- Close To Amenities
- Council Tax Band: B
- Call For more Information



 Jan Forster



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** Video Tour on our YouTube Channel | <https://youtu.be/3nAkEcLiXn4>
**

A lovely, two- bedroom, mid-terrace home set within a modern new-build development, offering well-presented accommodation. The property will appeal to a wide range of buyers, including first-time purchasers, professionals and those looking to downsize.

Ideally positioned close to Cramlington town centre, providing easy access to a variety of shops, cafés, and everyday amenities, as well as the popular leisure centre. Excellent transport links make this an ideal location for commuters, while families will also appreciate the selection of schools within easy reach. Cramlington itself is a highly regarded area, offering a balance of convenient town-centre living, green spaces, and strong connections to surrounding towns and cities.

The accommodation briefly comprises an entrance lobby leading into a bright and airy lounge, creating a welcoming space to relax. To the rear is a modern kitchen dining room fitted with a range of wall and floor units, integrated oven and hob, and providing access to the rear of the property. A handy ground floor WC completes the ground floor layout. To the first floor are two well-proportioned bedrooms and a stylish family bathroom WC featuring an overhead shower. Further benefits include gas central heating and double glazing throughout.

Externally, the property offers a driveway providing off-street parking to the front and there is a private garden to the rear.

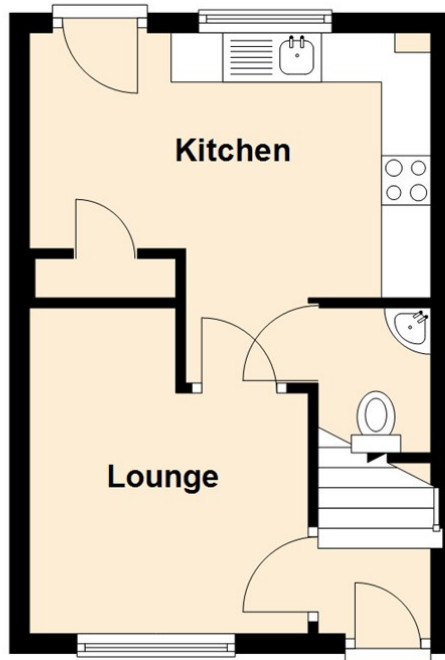
Early viewing is highly recommended to fully appreciate the accommodation on offer. For further information or to arrange a viewing, please contact our team on 0191 236 2070.

Tenure:

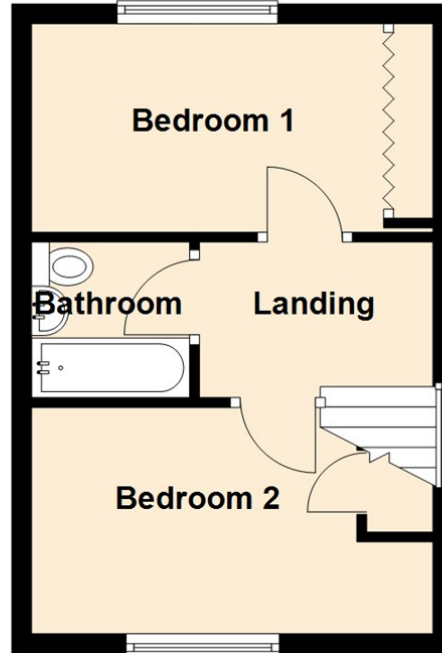
The agent understands the property to be freehold; however, this should be confirmed by a licensed legal representative.

Council Tax Band: B

Ground Floor



First Floor



Lounge 11'11" x 10'0" (3.64 x 3.06)

Kitchen 13'1" x 9'7" (4.01 x 2.93)

Bedroom One 11'2" x 8'2" (3.40m x 2.49m)

Bedroom Two 8'5" x 10'1" (2.58 x 3.08)

The difference between house and home

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www.janforsterestates.com

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

Contact Us: 0191 236 2070

