



 Jan Forster

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North Villas | Dudley | Cramlington | NE23 7QF

Price £149,950



- Semi Detached
- Two Bedrooms
- Modern Kitchen
- Double Driveway
- Great Starter Home
- Convenient Location
- Electric Vehicle Charging Point
- Open Aspect To The Rear
- Viewing Recommended
- Call For More Information





This beautifully presented three-bedroom semi-detached family home is ideally positioned on North Villas in the ever-popular area of Dudley. The property is perfectly suited to first time buyers, families and professionals alike.

The setting is well established and highly sought after, benefitting from a strong community feel and a wealth of everyday amenities close at hand, including local shops, reputable schools and health services. Excellent transport links provide easy access to Cramlington, Newcastle upon Tyne and surrounding areas via the A19 and A189, making it ideal for commuters. A variety of nearby green spaces and leisure facilities further enhance the appeal of this desirable location.

Internally, the ground floor features a cosy lounge with an open-plan staircase and to the rear, the stylish kitchen dining room is fitted with contemporary wall and floor units, offering ample storage and workspace, and also a door access to the rear. Upstairs, there are two well-proportioned bedrooms and a modern, fully tiled family bathroom complete with a sleek three-piece suite. Additional features include gas central heating and double glazing.

Externally, the property boasts a paved driveway to the front, providing off-street parking and the added convenience of an electric vehicle charging point. To the rear, there is an attractive garden with lawn and patio area, a useful storage shed and an open aspect beyond, offering a pleasant outlook and an enhanced sense of privacy.

Early viewing is highly recommended as strong interest is anticipated in this charming and well-located family home. To arrange your viewing, please contact our team on 0191 236 2070.

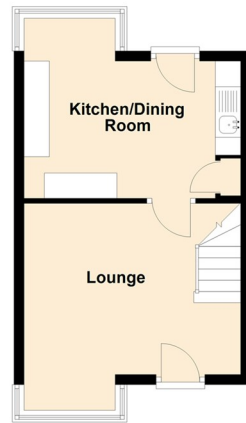
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: A



Ground Floor



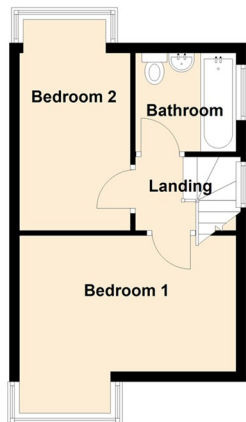
Lounge 10'4" x 14'1" (3.16 x 4.30)

Kitchen 9'5" x 14'0" (2.89 x 4.28)

Bedroom One 10'11" x 10'4" (3.35 x 3.17)

Bedroom Two 6'10" x 12'4" (2.09 x 3.78)

First Floor



## 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>                            |                            |           |
| (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<br>2002/91/EC |           |

**Contact Us: 0191 236 2070**

