





3 1 2

- Semi Detached House
- Off Street Parking
- Ground Floor WC
- Ample Storage
- Unfurnished Basis
- Three Bedrooms
- Garden
- En-Suite Facility
- New Build Development
- Available NOW





**** Video Tour on Our YouTube Channel |
<https://youtu.be/DX0fA7aAabY> ****

Jan Forster Estates are delighted to present this three bedroom home spread over three floors and situated on the new development of West Meadows, Cramlington. The property is available NOW on an unfurnished basis.

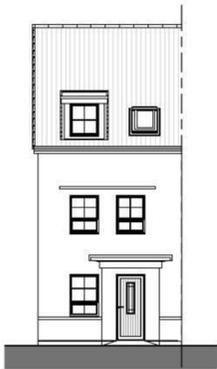
Internally the accommodation is all new throughout and briefly comprises:- entrance hall, downstairs WC, modern kitchen with fitted wall and floor units and lounge with storage beneath the stairs and French doors opening onto the rear garden. To the first floor there are two good sized bedrooms and a three piece family bathroom with shower over bath. To the second floor there is the main bedroom with fitted wardrobes, en-suite and storage space.

Externally there is a driveway to the front and a charming rear garden with patio area and lawn.

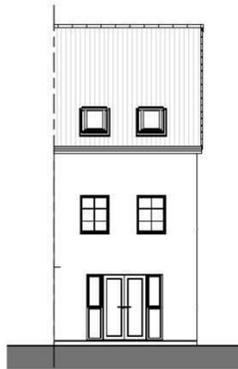
This property really must be seen to be appreciated. For more information and to book your viewing, contact our lettings team.

Council Tax band *TBC*

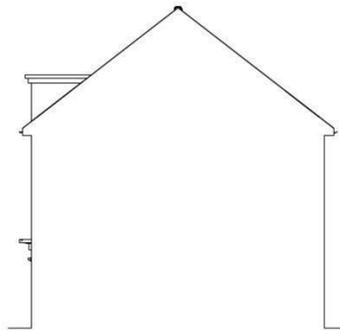




FRONT ELEVATION



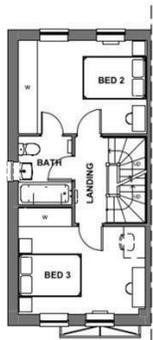
REAR ELEVATION



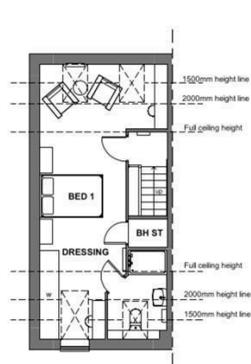
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SIDE ELEVATION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	

The difference between house and home

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