





3



1



2

- Detached Family Home
- Three Bedrooms
- Two Bathrooms
- Off Street Parking
- Driveway
- Ground Floor WC
- Council Tax Band *C*
- Freehold
- Viewing Recommended
- Call For More Information





**** Video Tour on Our YouTube Channel | <https://youtu.be/FRzFaUj8DvU>**

Nestled in the charming Maybury Gardens, in Cramlington, this well presented, three bedroom detached property is positioned on a generous corner plot and is ideal for families or those seeking extra space.

West Meadows is a delightful and well-situated location offering a blend of scenic countryside walks and convenient amenities. Nestled close to Northumberlandia, a tranquil country park with picturesque walking trails, and close to Manor Walks Shopping Centre, offering a variety of shops, dining options, and entertainment facilities. Also within easy reach of superb transport links, with easy access to major roads and public transport options, making commuting or exploring the wider area simple and efficient.

Internally the property briefly comprises to the ground floor: - entrance lobby, hallway with ground floor WC, bright and airy lounge and kitchen dining room with modern fitted units, integrated oven and hob and French doors out to the rear. There is also a handy utility room. To the first floor there are three good-sized bedrooms, the main with an en suite and there is also a modern family bathroom WC. Further benefits include a Hive central heating system and double glazing. Externally there is an easy to maintain garden to the front, a driveway to the side and a good sized garden to the rear.

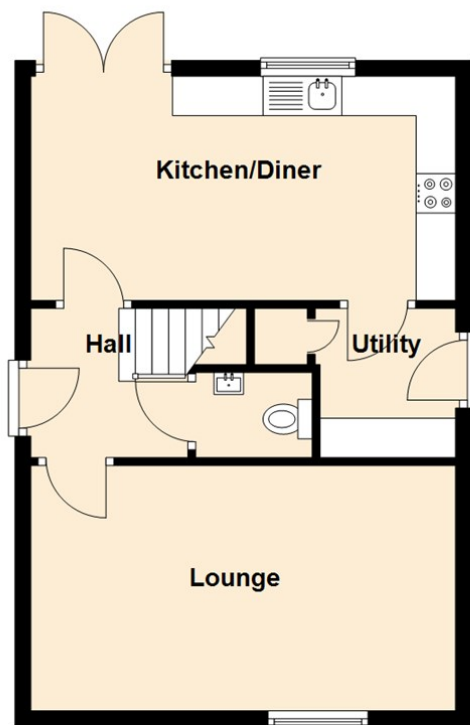
This property is a must-see. Please call our Heaton branch on 0191 270 1122 for more information and to book a viewing.

Tenure

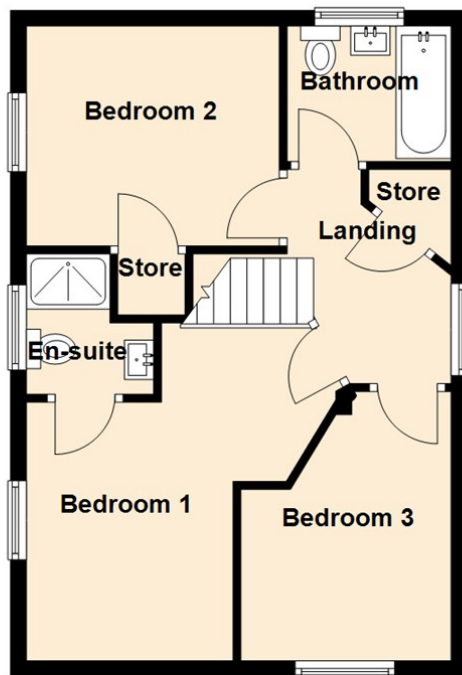
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*.

Ground Floor



First Floor



Lounge 10'2" x 7'10" (3.10 x 2.39)

Kitchen 17'8" x 9'4" (5.39 x 2.87)

Utility Room 5'10" x 6'2" (1.78 x 1.89)

Bedroom One 13'2" x 14'1" (4.03 x 4.31)

Bedroom Two 10'7" x 9'8" (3.25 x 2.95)

Bedroom Three 8'10" x 7'4" (2.70 x 2.25)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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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