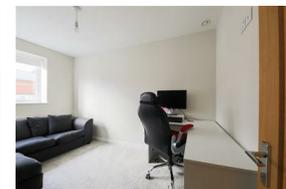




Alexander Hudson Estates

Sales Particulars



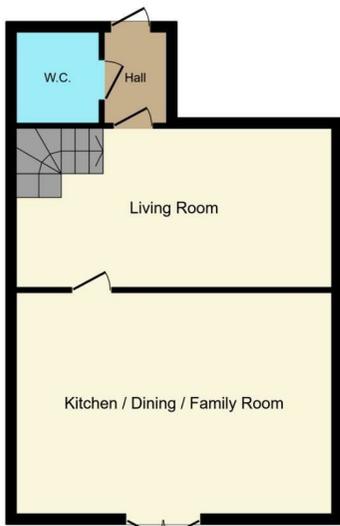
The Property

Available Immediately | Furnished | Enquire now to arrange a viewing

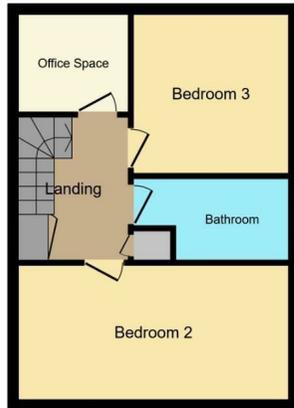
Alexander Hudson are pleased to welcome to the market this well-presented three-bedroom home arranged over three spacious floors, well positioned within this popular residential area of Cramlington, NE23.

The ground floor features a welcoming entrance hall with W.C., a bright living room, and a generous open-plan kitchen / dining / family room to the rear, perfect for everyday living and entertaining. On the first floor, there are two well proportioned bedrooms, a modern family bathroom, and a separate office space ideal for working from home. The top floor is dedicated to an impressive master suite, complete with a dressing area and private ensuite shower room, creating a peaceful and private retreat. Externally, the property has a lawned garden with patio, and a private driveway.

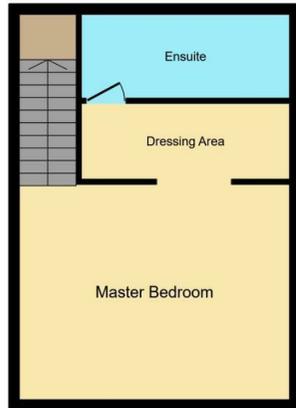
Cramlington offers the perfect balance of suburban living with convenient access to the City Centre. The town benefits from a wide range of local amenities, including supermarkets, independent shops, cafés, restaurants, and leisure facilities, with Manor Walks Shopping Centre serving as a central hub. 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.



Ground Floor
Floor area 54.0 sq. m. (581 sq. ft.) approx



First Floor
Floor area 41.0 sq. m. (441 sq. ft.) approx



Second Floor
Floor area 41.0 sq. m. (441 sq. ft.) approx

Total floor area 136.0 sq. m. (1,464 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax: C
EPC Rating: 86





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