



- 2 Bed Upper Flat
- Lounge with Fireplace
- Gas CH & SUDG
- Ideal Single Person/Couple/Investment

- Superbly Situated
- Breakfasting Kitchen
- Well Tended Garden

- Extended Lease
- Bathroom/WC
- Garage to Rear

Enjoying a lovely aspect to the front, this 2 bedroomed upper flat also has a delightful rear garden with direct access to the garage. With an extended lease, the accommodation benefits from gas ducted central heating and sealed unit double glazing. The Entrance Hall leads to stairs to the First Floor Landing, with cloaks/storage cupboard. The Lounge has a feature coal effect living flame gas fire, within a polished wood surround and there is a picture window to the front. The Breakfasting Kitchen is fitted with a range of wall, base and display units with split level oven, 4 ring electric hob and concealed extractor over with integral fridge, freezer and dishwasher. Bedroom 1 has built in double wardrobes and a range of fitted drawer units and is to the front. Bedroom 2 is to the rear and has a fitted dressing table/desk and storage units. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath along with the airing cupboard. There is a Garage to the rear with up and over door.

Externally, there is a beautifully tended garden, with shaped lawn and borders stocked with a comprehensive range of shrubs and plants.

This property is conveniently located within an established and sought after residential area, well placed for Cramlington's excellent amenities, including schools, shops and leisure facilities.

Entrance Hall

First Floor Landing

Lounge 15'8 x 12'2 (4.78m x 3.71m)

Breakfasting Kitchen 9'10 x 9'2 (+dr recess) (3.00m x 2.79m (+dr recess))

Bedroom 1 12'10 x 10'8 (3.91m x 3.25m)

Bedroom 2 9' x 8'6 (2.74m x 2.59m)

Bathroom/WC 7'6 x 5'6 (2.29m x 1.68m)

Garage



Energy Performance: Current D Potential C
Council Tax Band: A
Northumberland County Council: 0345 600 6400
St Peters Academy: 0.9 Miles
Craggside Primary School: 0.2 Miles
Cramlington Railway Station: 1.75 Miles
Newcastle International Airport: 10.45 Miles
Manor Walks Shopping Centre: 1.5 Miles
Newcastle Central Railway Station: 11.75 Miles

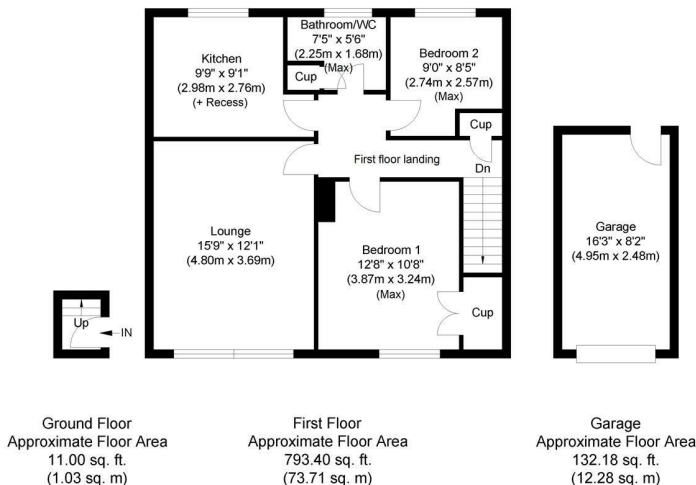


Illustration for identification purpose only, measurements are approximate, not to scale.

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.