





3



1



2

- Popular Location
- Ground Floor WC
- Two Bathrooms
- Freehold
- Call For More Information
- Three Bedrooms
- Driveway and Garage
- Close To Amenities
- Viewing Recommended





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

Nestled in the charming area of Woodbury Grove, Cramlington, this beautifully presented, three bedroom detached property is ideal for families or those seeking extra space.

Located in a desirable neighbourhood, with easy access to a wealth of amenities and great transport links.

Briefly comprising to the ground floor: - entrance lobby, hallway with ground floor WC, lounge, kitchen dining room with French doors to the rear and a handy utility room. To the first floor there are three bedrooms, the main with an en suite and there is also a modern family bathroom WC. Further benefits include gas central heating and double glazing.

Externally there is a paved driveway to the front for off street parking and there is a charming, split-level garden to the rear with a patio, gravelled area and artificial lawn.

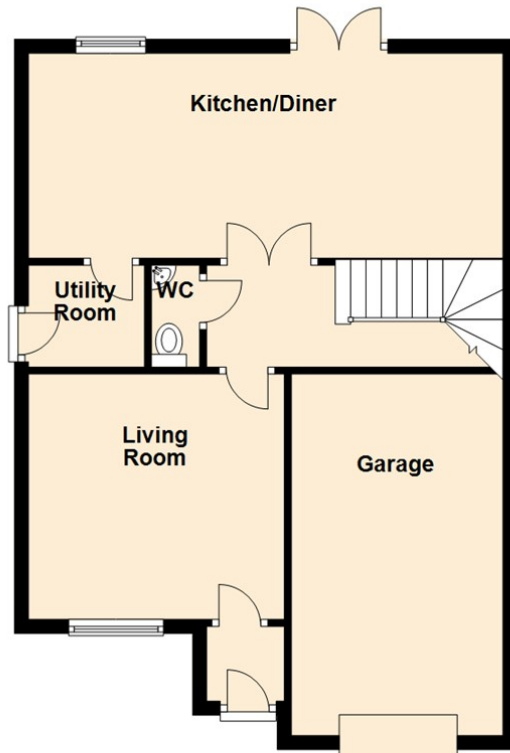
This property is a must-see. Please call our Heaton branch on 0191 270 1122 for more information and to book a viewing.

Tenure

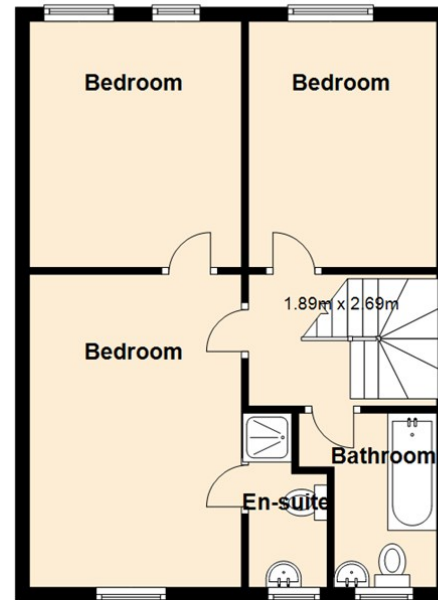
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *

Ground Floor



First Floor



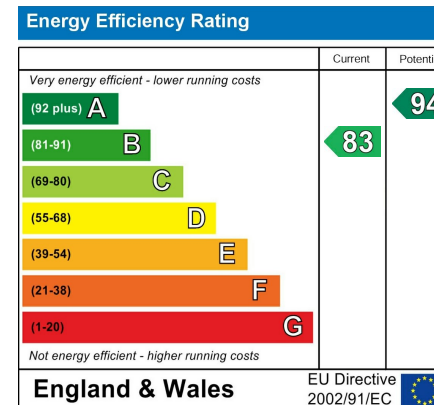
Lounge 13'3" x (4.05 x)

Kitchen Dining Room 22'8" x 9'7" (6.91 x 2.94)

Bedroom One 9'9" x 13'0" (2.98 x 3.98)

Bedroom Two 9'7" x 13'1" (2.93 x 3.99)

Bedroom Three 9'8" x 9'6" (2.96 x 2.91)



The difference between house and home

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