





- 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>  
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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.

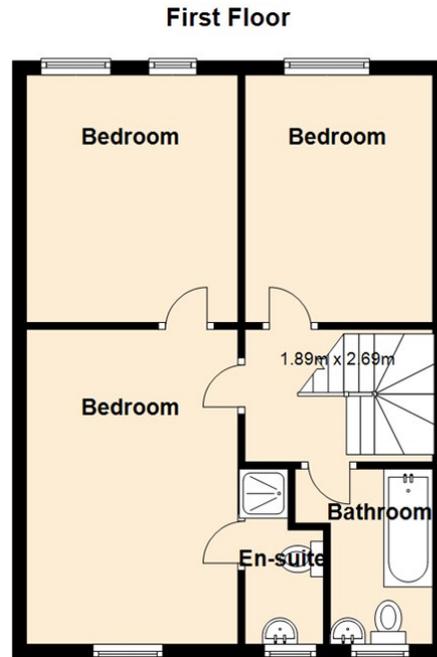
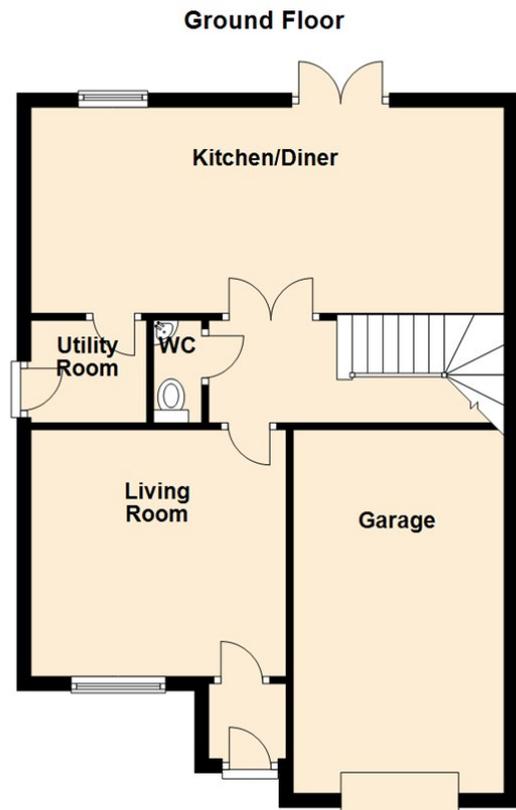
This property is a must-see. Please call our Heaton branch on 0191 270 1122 for more information and to book a viewing.

#### Tenure

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

Council Tax band \*





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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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