





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.

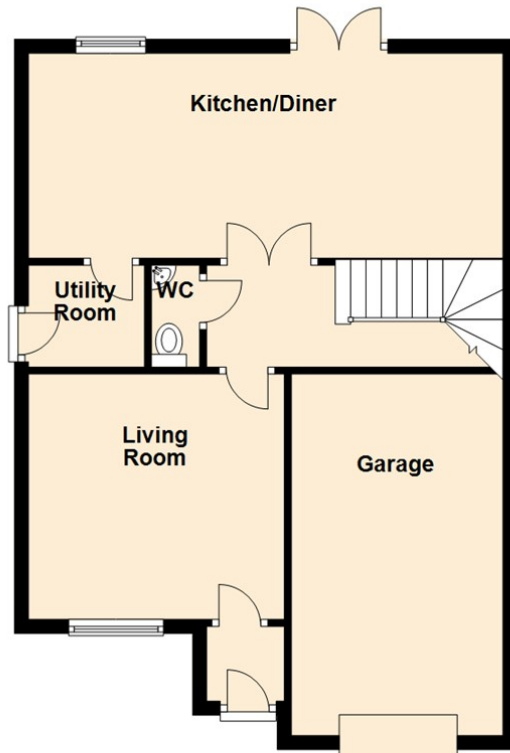
This property is a must-see. Please call our Heaton branch on 0191 270 1122 for more information and to book a viewing.

Tenure

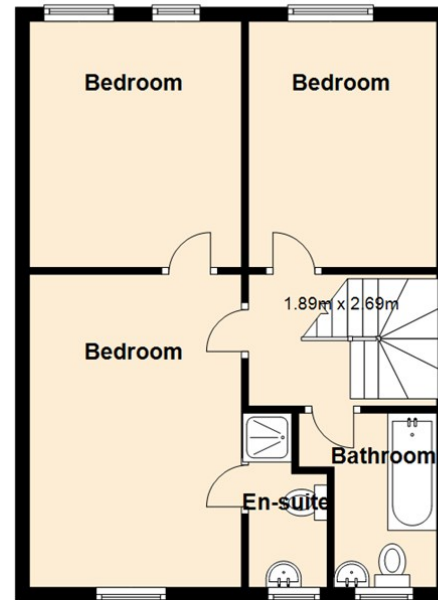
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *

Ground Floor



First Floor



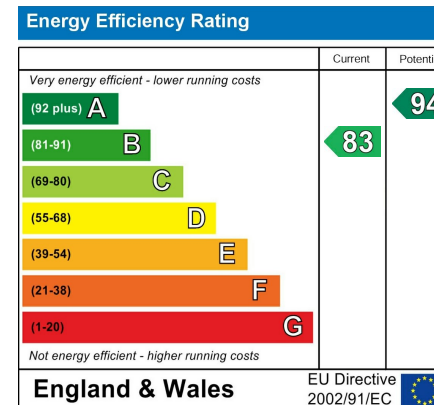
Lounge 13'3" x (4.05 x)

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.janforsterestates.com

Gosforth

High Heaton

Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

