







- Popular Location
- Three Bedrooms
- Ground Floor WC
- Council Tax Band \*C\*
- Viewing Recommended
- Town House
- Ideal Family Home
- Two Bathrooms
- Freehold
- Call For More Information







Nestled on the charming Wallasey Drive in the Fairways, Cramlington, this delightful, three-bedroom townhouse is ideal for the growing family.

This property is positioned in a highly sought-after neighbourhood, offering the perfect blend of convenience and tranquillity. The semi-rural setting provides a peaceful atmosphere, while still being within easy reach of a wide range of local amenities at nearby Manor Walks shopping centre. There are good transport connections in the area along with some lovely walking routes.

Briefly comprising to the ground floor: - entrance lobby, hallway with ground floor WC and storage, study room and a well appointed kitchen with French doors to the rear. To the first floor there is the lounge with a Juliet balcony and bedroom one with an en suite shower room. The second floor presents a further two double bedrooms and the family bathroom WC. Further benefits include gas central heating and double glazing.

Externally there is a driveway to the front with two parking spaces and there is a beautiful, landscaped garden to the rear with a pond and summer house.

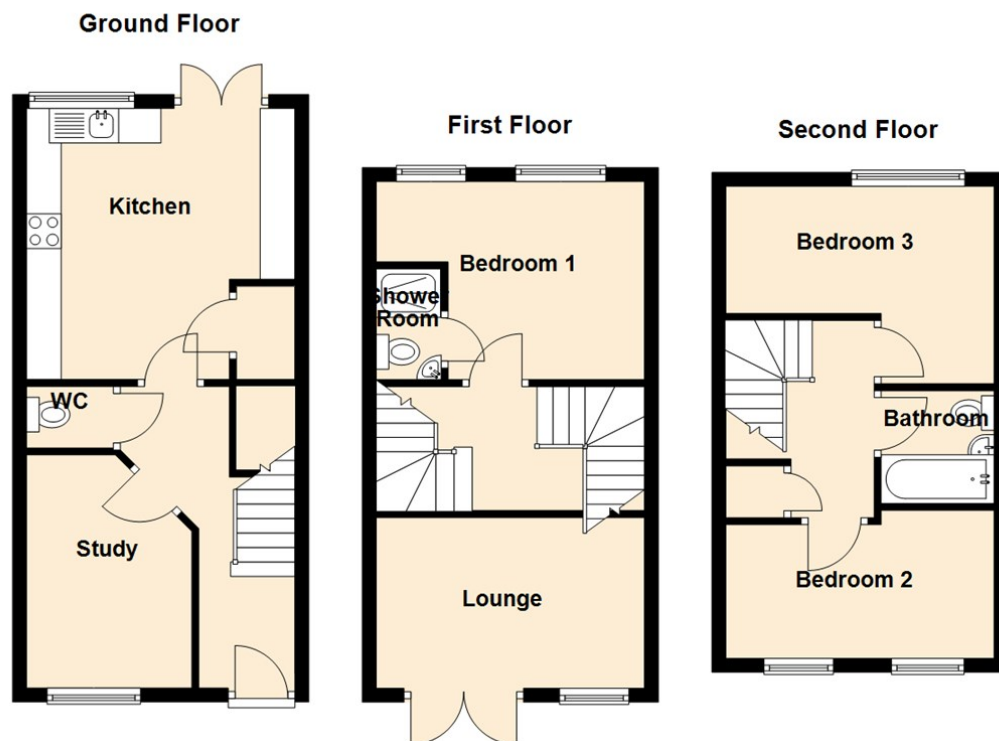
This property is a must-see. Please call our Heaton branch on 0191 270 1122 for more information and to book a viewing.

#### Tenure

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

Council Tax band \*C\*.





Lounge 9'2" x 13'1" (2.81 x 3.99)

Kitchen 12'9" x 13'1" (3.89 x 3.99)

Study 8'10" x 9'9" (2.71 x 2.99)

Bedroom One 9'6" x 13'1" (2.91 x 3.99)

Bedroom Two 10'1" x 13'0" (3.08 x 3.98)

Bedroom Three 9'9" x 13'1" (2.99 x 4.00)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>81</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		
England & Wales		
EU Directive 2002/91/EC		

## The difference between house and home

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