



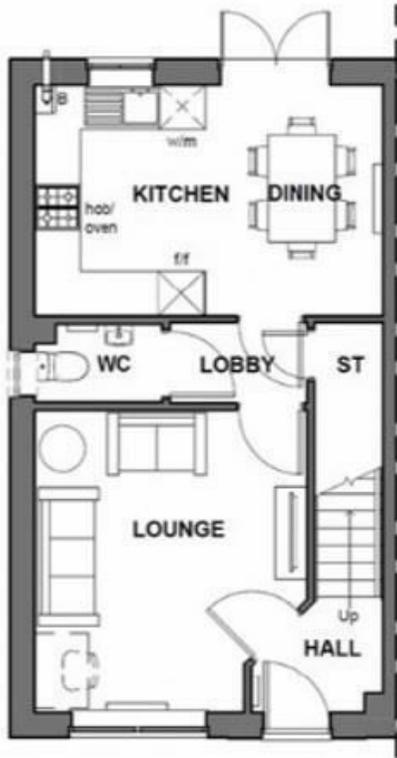
This newly built three bedroom semi detached house is situated on the new development of West Meadows, Cramlington. The property is available NOW on an unfurnished basis.

The accommodation briefly comprises to the ground floor:- hallway, bright and airy lounge, fantastic kitchen/diner with fitted units and patio doors leading to the rear garden, and ground floor WC. To the first floor, you have three good-sized bedrooms, two of which with built-in wardrobes and the main with en-suite shower room, and there is a three piece family bathroom WC with a shower over the bath. Externally there is a lawned garden to the rear and off-street parking to the front.

We anticipate an extremely high level of viewings on this charming property. To arrange yours please call our lettings team on 0191 270 1122.

Council Tax band \*TBC\*





## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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	

**Gosforth** 0191 236 2070  
**Newcastle** 0191 284 4050  
**High Heaton** 0191 270 1122  
**Tynemouth** 0191 257 2000  
**Low Fell** 0191 487 0800  
**Property Management Centre** 0191 236 2680



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