





- Popular Location
- End of Terrace
- Three Bedrooms
- Ideal First Time Buy
- Walking Distance to Shops
- Close To Transport Links
- Freehold
- Council Tax Band \*A\*
- Viewing Recommended
- Call For More Information





Jan Forster Estates are delighted to present this three-bedroom end terrace house, located on Lochcraig Place, in Cramlington.

The property is close to a wealth of local amenities including shops, parks, and schools with further amenities in Newcastle easily accessible via bus, train, and road links.

Briefly comprising to the ground floor: - entrance porch, utility area, spacious lounge and a modern kitchen dining room with wall and floor units, integrated oven and hob and access to the rear garden. To the first floor there are three bedrooms and a modern shower room/w.c. The property further benefits from gas central heating and double glazing.

Externally there are low maintenance gardens to the front and rear.

Viewings come highly recommended. To book yours or for more information please call our team on 0191 270 1122.

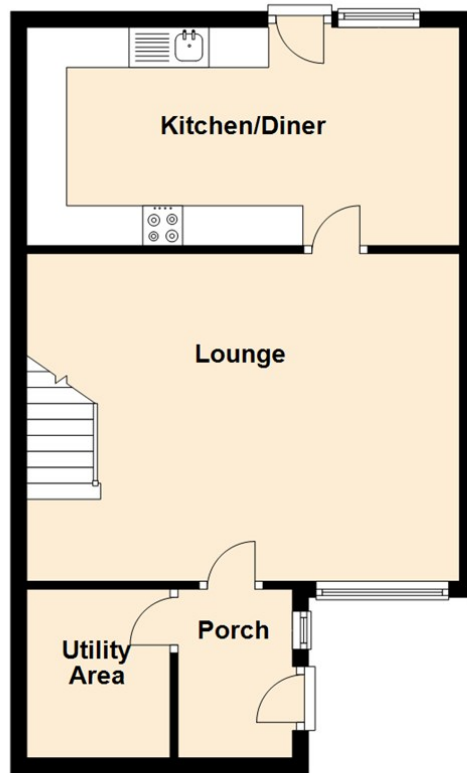
#### Tenure

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

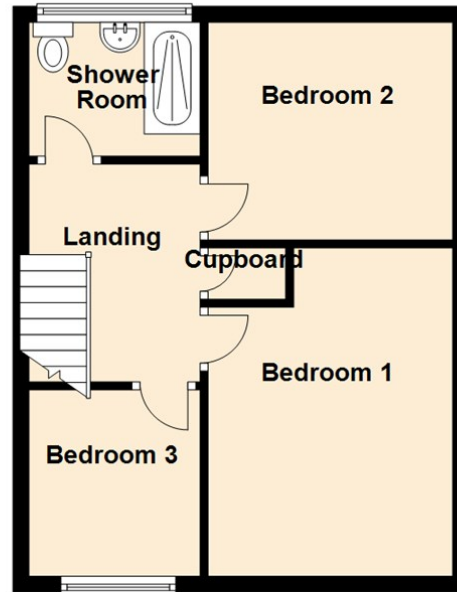
Council Tax band \*A\*.



**Ground Floor**



**First Floor**



## The difference between house and home

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[www.janforsterstates.com](http://www.janforsterstates.com)

Lounge 13'4" x 17'8" (4.08 x 5.41)

Kitchen 8'10" x 17'8" (2.70 x 5.41)

Utility Room 5'11" x 6'11" (1.81 x 2.11)

Bedroom One 11'3" x 13'5" (3.43 x 4.11)

Bedroom Two 11'3" x 13'5" (3.43 x 4.11)

Bedroom Three 7'7" x 8'5" (2.33 x 2.59)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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		

**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**

