







3



1



2

- Professional Landlord
- Brand New Property
- White Goods Included
- Off Road Parking
- Pets Considered
- Long Term Tenancies Available
- Call For More Information





Jan Forster Estates are delighted to offer this brand new 'Ellerton', located in the magnificent new development called West Meadows in Cramlington.

The ground floor comprises of an entrance hallway leading into the front reception room, which features generous windows that flood the room with natural light. There is a WC and storage cupboard located in a central lobby, which leads to a fully integrated kitchen dining area, perfect for entertaining, with French doors that effortlessly connect the indoor and outdoor spaces.

The first floor houses an additional storage cupboard, 2 double bedrooms and 1 single bedroom which offer ample storage space. The master bedroom, which faces the front of the property, includes the luxury of an en-suite while a contemporary family bathroom completes the layout.

Living here means you can enjoy country walks at Northumberlandia, just minutes from your doorstep. As well as being a short drive or walk from Manor Walks shopping centre and Cramlington train station. With local amenities, close access to the A19 and A1 and schools rated 'Good' nearby, West Meadows is the perfect place for your family to call home.

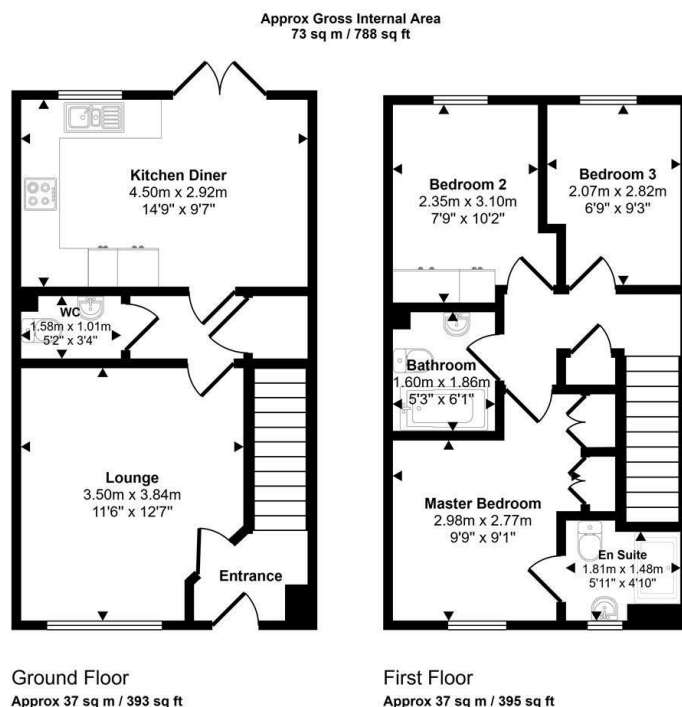
Total household earnings must meet £32,250

Hyperoptic broadband pre-installed

\*Council Tax band TBC\*

Lomond on behalf of Lloyds Living, part of Lloyds Banking Group operates a growing portfolio of more than 3,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building and renting homes that people want, in the places they are needed.





Lounge 11'5" x 12'7" (3.50 x 3.84)

Kitchen Dining Room 14'9" x 9'6" (4.50 x 2.92)

Bedroom One 9'9" x 9'1" (2.98 x 2.77)

Bedroom Two 7'8" x 10'2" (2.35 x 3.10)

Bedroom Three 6'9" x 9'3" (2.07 x 2.82)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	90	90
(81-91) <b>B</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

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](http://www.janforsterestates.com)

Gosforth

Newcastle

High Heaton

Tynemouth

Low Fell

Property Management Centre

0191 236 2070

0191 284 4050

0191 270 1122

0191 257 2000

0191 487 0800

0191 236 2680

