





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





ZERO DEPOSIT OPTION AVAILABLE. Jan Forster Estates are delighted to offer this brand new 'Brentford', located in the magnificent new development called West Meadows in Cramlington.

Presenting a contemporary three-storey residence, this property provides a versatile layout of 3-4 bedrooms, with the fourth room adaptable as a second lounge or bedroom, to suit your lifestyle and family requirements.

The ground floor comprises of a centrally located entrance hall with staircase, storage cupboard and WC. From there, you'll find a dual-aspect family room to the right and a spacious kitchen dining area to the left of the property, featuring French doors that open up to the garden, creating a seamless connection between indoor and outdoor spaces, perfect for entertaining.

Ascending to the first floor, you'll find a contemporary bathroom, with a dual aspect family lounge/4th bedroom to the right and a spacious double bedroom to the left.

The second floor comprises a further 2 double bedrooms, each occupying one half of the floor space with a dual access shower room in the centre.

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.

\*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.

\*Internal CGI's are indicative and to be used as guidance only\*



Lounge 9'0" x 12'2" (2.76 x 3.72)

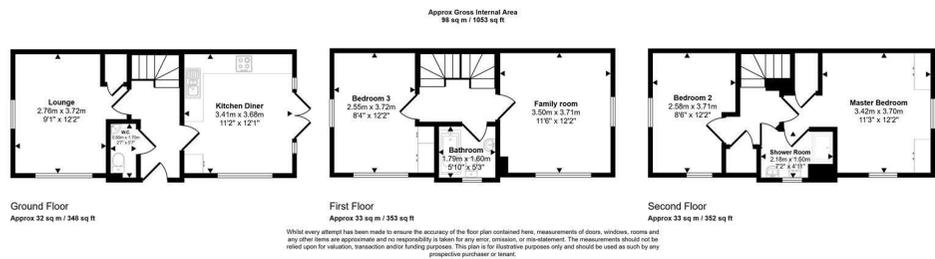
Kitchen 7'10" x 12'0" (2.41 x 3.68)

Family Room 11'5" x 12'2" (3.50 x 3.71)

Bedroom Three 8'4" x 12'2" (2.55 x 3.72)

Bedroom One 11'2" x 12'1" (3.42 x 3.70)

Bedroom Two 8'5" x 12'2" (2.58 x 3.71)



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		
<b>England &amp; Wales</b>	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.

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680



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

