



# Alexander Hudson Estates

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Sales Particulars



# The Property

Alexander Hudson Estates are pleased to welcome to the market this three bedroom end link home, offering spacious and well proportioned accommodation across two floors.

The ground floor comprises an entrance hallway with access to a convenient W.C, leading through to a generous living room providing a comfortable space for relaxing and entertaining. To the rear, a spacious kitchen offers ample room for cooking and dining, with double doors opening out to the rear garden and useful under stair storage.

To the first floor, the property benefits from two double bedrooms and a third single bedroom, ideal for use as a nursery, home office or guest room. A family bathroom completes the upper level, fitted with a bath, wash basin and W.C.

Externally, the property benefits from front and rear outdoor space, including a low maintenance rear garden with a paved patio seating area and artificial lawn, providing an ideal space for relaxing and entertaining. The accommodation and layout are well suited to a range of buyers seeking versatile family living in a convenient location.

Cramlington is a popular Northumberland town offering excellent transport links to Newcastle upon Tyne, making it ideal for commuters. The area benefits from a range of local amenities including shops, schools and leisure facilities, along with nearby green spaces and countryside. With its convenient location and strong community feel, Cramlington is a sought after area for a wide range of buyers.



**Ground Floor**  
Approximate Floor Area  
520 sq.ft  
(48.27 sq.m)

**First Floor**  
Approximate Floor Area  
440 sq.ft  
(40.86 sq.m)

Approx. Gross Internal Floor Area 960 sq. ft / 89.13 sq. m

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Freehold  
Council Tax: A  
EPC Rating: 0





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