



25 Love Avenue, Dudley
Cramlington

In Excess of £150,000

25 Love Avenue

Dudley, Cramlington

Alexander Hudson Estates welcomes to the market this beautifully presented two bedroom semi-detached family home, ideally positioned within a popular residential area. Well presented throughout, the property offers spacious and versatile accommodation, with a generous living room to the front leading through to a separate dining room. The layout provides excellent space for both everyday family life and entertaining guests, while tasteful décor and modern finishes create a warm and inviting atmosphere throughout.

The heart of the home is the modern fitted kitchen and dining area, featuring a range of shaker-style wall and floor units, ample worktop space and room for family dining. A separate utility area provides additional storage and practicality. To the first floor are two well-proportioned double bedrooms alongside a contemporary shower room finished with stylish tiling and a walk-in shower enclosure.

Externally, the property continues to impress with a substantial rear garden offering a wonderful degree of privacy, backing onto mature woodland. Thoughtfully landscaped, the garden features a generous patio seating area, lawn, established planting and a timber garden cabin, creating an ideal space for relaxing and outdoor entertaining. To the front, a block-paved driveway provides ample off-street parking, completing this fantastic home which is sure to appeal to first-time buyers, downsizers and growing families alike.





The property is ideally located and within easy reach of local schools, amenities and transport links providing journeys towards Newcastle City Centre, the Coast, Northumberland and beyond.

Council Tax band: A

Tenure: Freehold

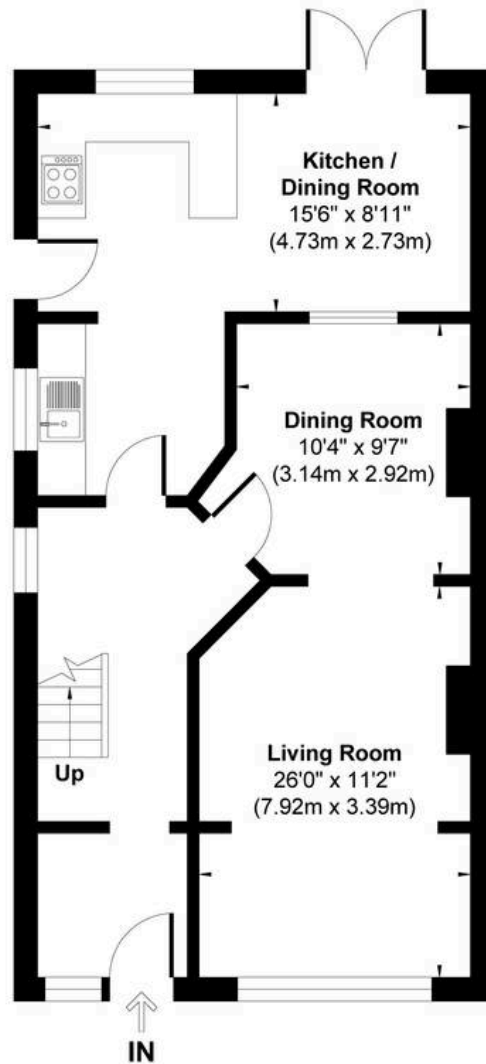
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

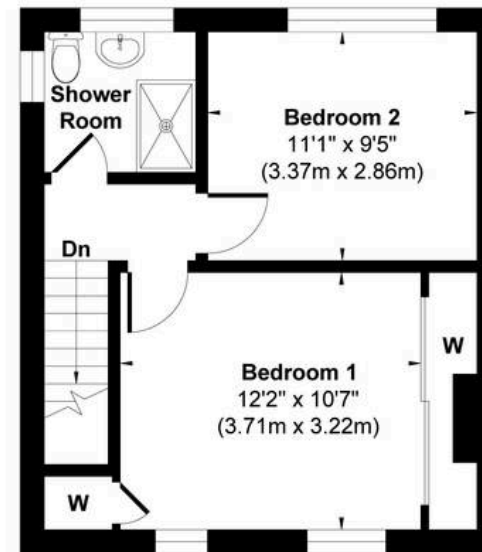
- Beautifully presented two bedroom semi detached home with driveway parking.
- Modern kitchen with dining area, separate reception rooms and utility space.
- Stunning landscaped rear garden with patio, lawn and timber garden cabin.
- Excellent transport links with easy access to the A189 and A19







Ground Floor
 Approximate Floor Area
 644 sq.ft
 (59.81 sq.m)



First Floor
 Approximate Floor Area
 363 sq.ft
 (33.69 sq.m)

Approx. Gross Internal Floor Area 1007 sq. ft / 93.50 sq. m

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