

Holly Way

West Meadows, Cramlington, NE23

£1,250 per month

AVAILABLE 11TH DECEMBER | MODERN THREE BEDROOM FAMILY HOME | UNFURNISHED | Situated within the popular West Meadows development this modern three-bedroom end-terraced home offers spacious accommodation arranged over three floors, ideal for families and professionals alike. Built by Persimmon Homes, the property benefits from a contemporary finish throughout, an enclosed rear garden and allocated parking. The accommodation briefly comprises; entrance hallway, downstairs WC, modern kitchen, spacious lounge with access to the rear garden, three well-proportioned bedrooms, ensuite shower room to the principal bedroom and a family bathroom. Externally there is an enclosed rear garden with storage shed and allocated parking. Energy Efficiency Rating B. Council Tax Band B. Holding Deposit: One weeks rent to reserve, then taken off move in monies. Damage Deposit: Five weeks rent.

- Three Bedrooms
- Unfurnished
- Available 11th December
- Principal Bedroom with Ensuite
- Arranged Over Three Floors
- Enclosed Rear Garden
- Allocated Parking
- Popular West Meadows Development





Entrance Hall
Radiator, door to;

Living Room 4.33m x 3.84m
Double glazed window to front elevation, storage cupboard, radiator, door to;

Inner Hallway
Staircase to first floor, radiator.

Cloakroom/WC
WC, wash hand basin, tiled splashback.

Kitchen/Dining Room 3.62m x 2.71m
Range of wall and base units with worktop surfaces incorporating stainless steel sink unit with mixer tap, integrated electric oven, gas hob splashback and extractor above, splashbacks, fridge and freezer, washing machine, wall mounted gas fired boiler, radiator, double glazed window to rear elevation, French door and full length window to rear elevation.

First Floor Landing
Radiator, staircase to upper floor.

Bedroom Two 3.84m x 2.78m
Two double glazed windows to front elevation, radiator.

Bathroom
Panel bath, pedestal wash basin, WC, tiled splashbacks, double glazed window to side elevation.

Bedroom Three 3.84m max x 2.27m max
Double glazed window to rear elevation, radiator.

Second Floor Landing
Storage cupboard

Bedroom One 4.77m x 2.81m
Velux double glazed window to front elevation, radiator.

Ensuite Shower Room
Shower in cubicle, pedestal wash basin, WC, tiled splashbacks, radiator, double glazed Velux window to rear elevation, storage cupboard.

Garden
To the rear of the property is an enclosed garden which will be laid to lawn with paving and timber shed.

Sales and Lettings Office:
21 Grey Street
Newcastle upon Tyne, NE1 6EE

Property Management Office:
Cheviot House, Beaminster Way East
Newcastle upon Tyne, NE3 2ER

0191 222 1000
www.livingspaces.co.uk



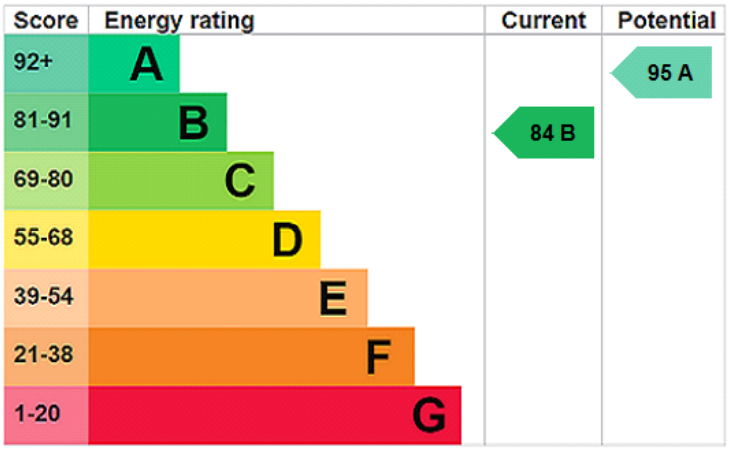
Material Information

This property is managed by Living Spaces
Tenure: We have been advised the property is Freehold.
Council Tax: Band B. Authority; Northumberland County Council. For current rates please visit; northumberland.gov.uk/NorthumberlandCountyCouncil/media/Council-Tax/Council-Tax-Band-Charges-2024-to-2025.pdf
Utilities: Mains sewerage, water, gas and electricity are connected.
Broadband: Follow the link to check broadband providers and speeds; broadbandcheck.co.uk
Mobile Phone Coverage: Follow the link to check mobile signal for all networks; signalchecker.co.uk/
Additional Information: Please be advised that this property is being let by a company with a connected interest to Living Spaces.

Parking: There is a driveway to the front of the property providing parking.

Disclaimer
Please note, this is a draft copy of the marketing brochure.
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Kingston Property Service Limited Trading as Living Spaces, Cheviot House, Beaminster Way East, Kingston Park, Newcastle upon Tyne, NE3 2ER. Company Registration No. 04032016



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