



**Ford View  
Dudley  
Cramlington  
Tyne and Wear  
NE23 7QD**

**Offers In Excess Of £91,000**

**bettermove**

# Ford View Cramlington

Bettermove are proud to present this 2 bedroom semi-detached house in Cramlington.

The property benefits from double glazing, gas central heating throughout and has ample parking nearby. The council tax band is A.

The interior of this property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden and front garden, perfect for enjoying the summer months.

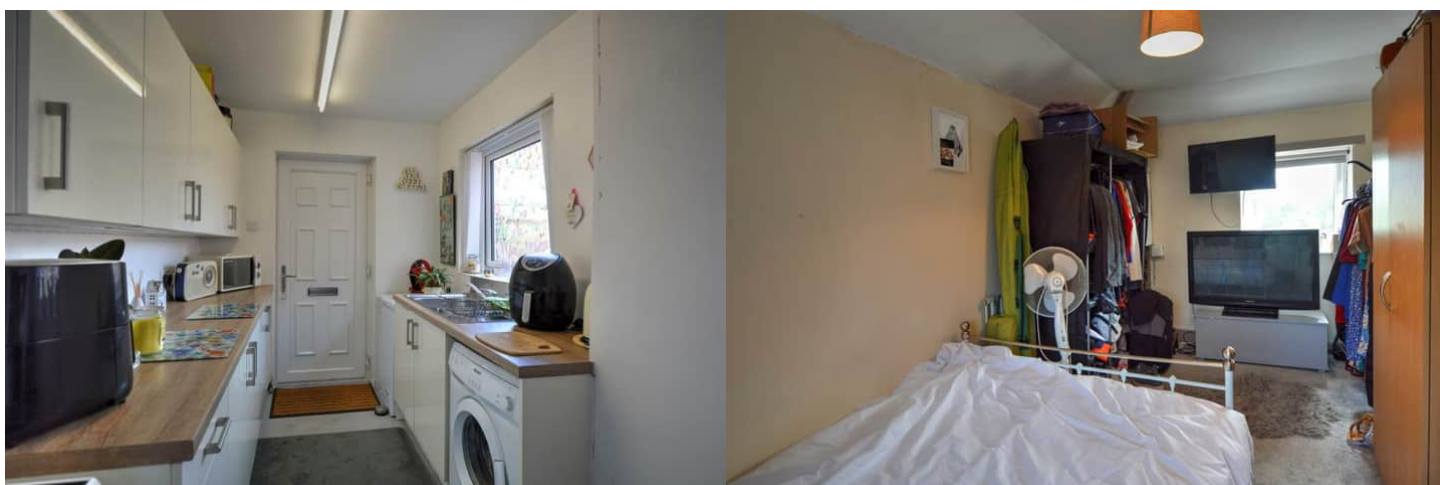
Located in the popular town of Dudley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connection can be found from Cramlington Train Station, the A1 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

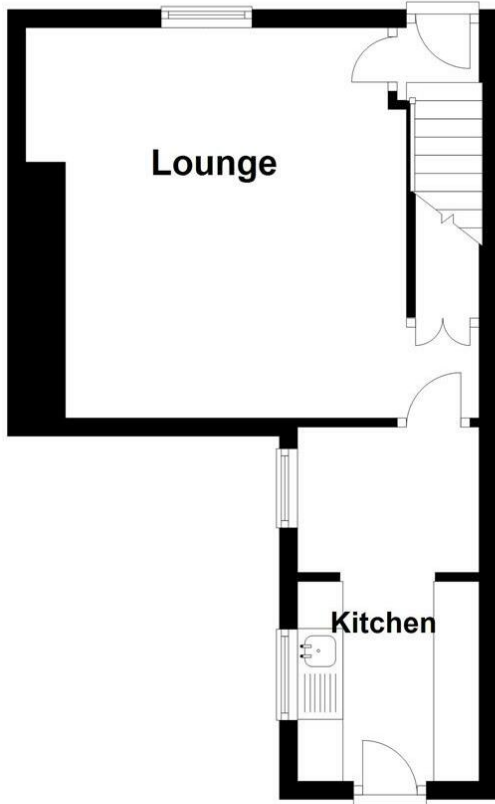
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



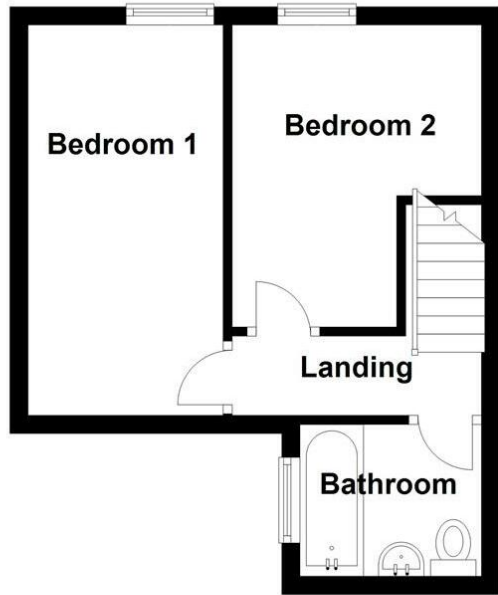
### Ground Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



### First Floor

Approx. 25.0 sq. metres (269.4 sq. feet)

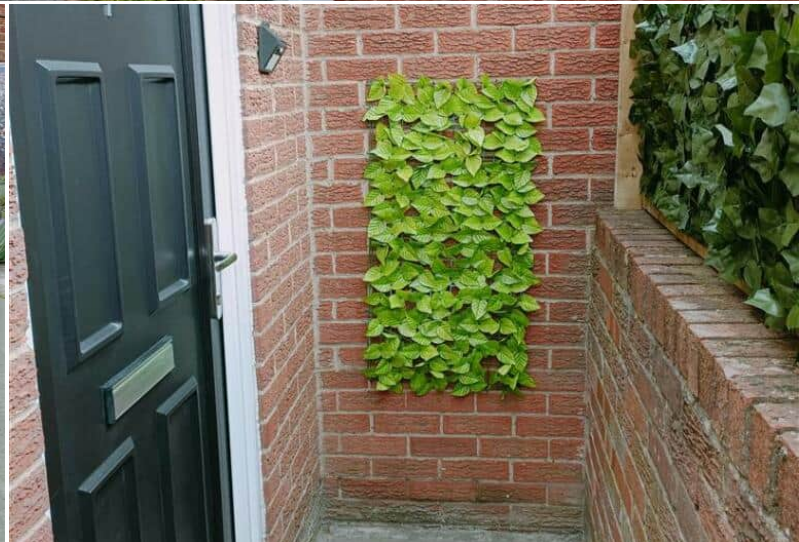
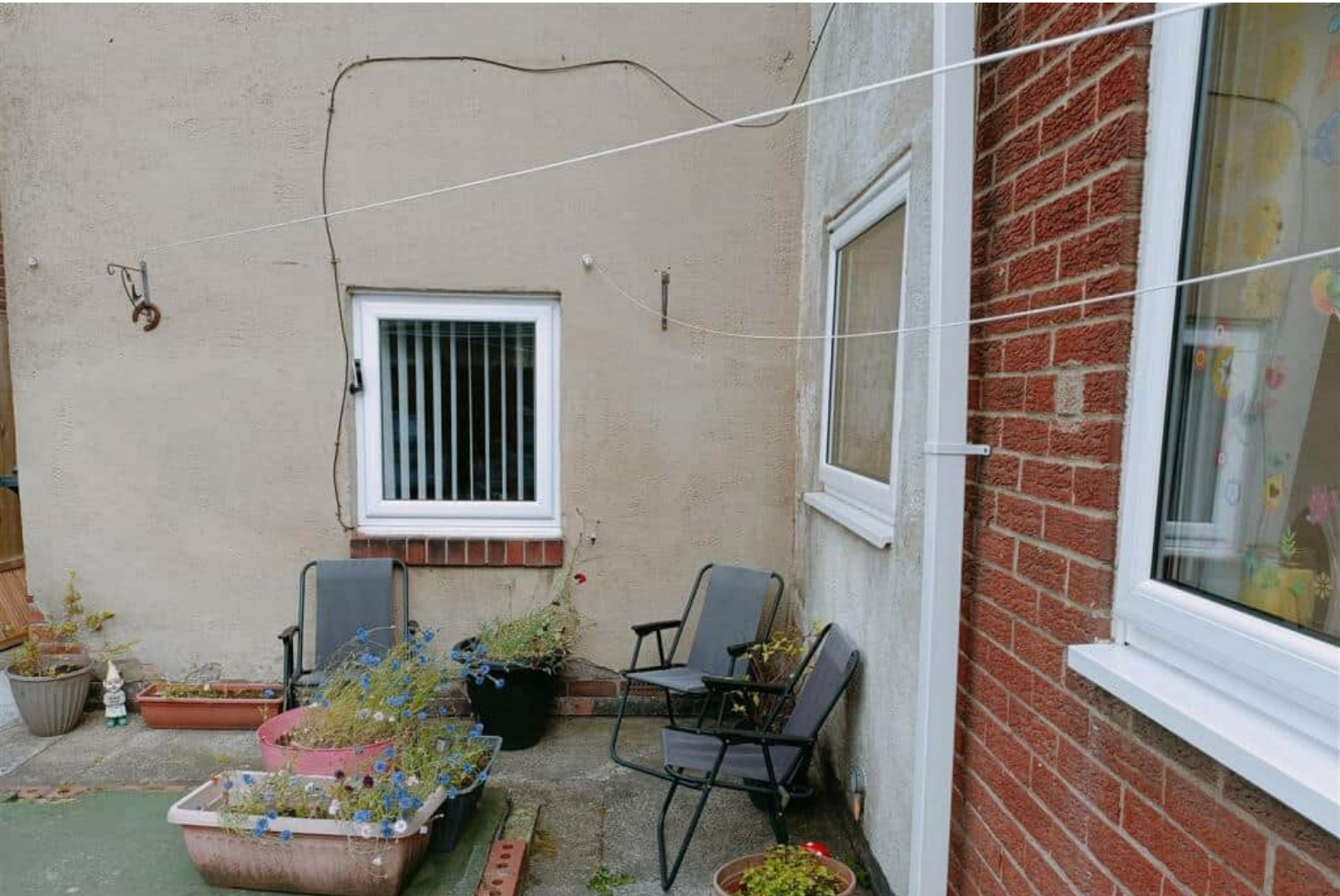


Total area: approx. 54.5 sq. metres (586.8 sq. feet)

Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

### Ford View

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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