

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Langdale Drive, Cramlington NE23 8ED

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**£850 Per Calendar
Month**

Signature North East is delighted to welcome to the rental market this charming three-bedroom end-terraced home, ideally situated in a sought-after area of Cramlington. Upon entering, you are greeted by a spacious living room offering ample space for furnishings. The room flows seamlessly into the kitchen/dining area, which provides plenty of space for a dining table and features sliding doors opening onto the rear garden. Completing the ground floor is a useful utility room.

Upstairs, there are three well-proportioned bedrooms. Bedrooms one and two can comfortably accommodate double beds and further furnishings, while bedroom three is perfectly suited as a single room. The shower room completes the first floor and is fitted with a shower, WC, and hand basin. Externally, the property enjoys a garden and resident parking to the rear.

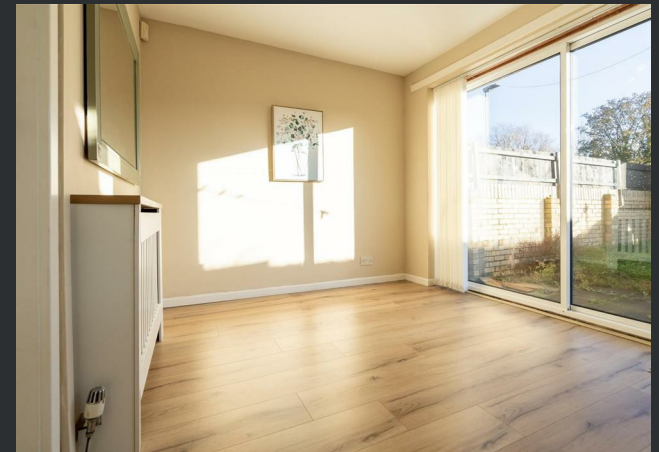
Located in a quiet, family-friendly neighbourhood, this home is within walking distance of local shops, schools, and transport links, with Cramlington town centre and Manor Walks Shopping Centre just a short drive away. Excellent road and rail connections, including Cramlington Train Station and direct access to the A19 and A1, make this an ideal location for commuters.

Available Now
Tenancy Term: 12 months
Council Tax Band: A
£850.00 PCM

TENANCY APPLICATION FEES:

To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required. A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first months rent payment.

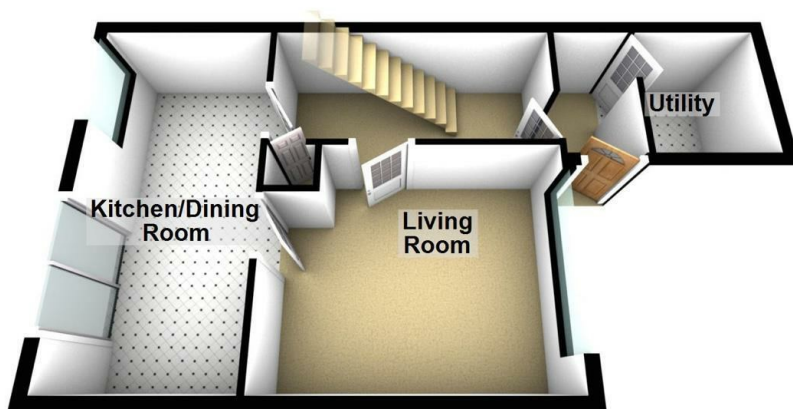
The tenancy deposit is equivalent to 5 week's rent. An additional tenancy deposit amount may be requested in certain circumstances.



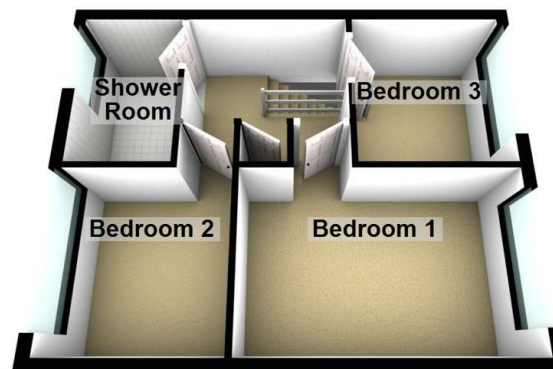
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 80.8 sq. metres (869.7 sq. feet)

Measurements:

Living Room
11'3" x 13'10"

Kitchen / Dining Room
17'9" x 8'4"

Utility
6'8" x 5'11"

Bedroom One
8'10" x 13'10"

Bedroom Two
8'10" x 8'10"

Bedroom Three
8'6" x 7'11"

Shower Room
8'3" x 5'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		





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