

BRUNTON

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LITTLESTONE WYND, CRAMLINGTON, NE23

£189,950

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SEMI DETACHED HOME - SOUGHT AFTER LOCATION - PERFECT FIRST TIME BUY
Brunton Residential are delighted to offer for sale this beautifully presented semi-detached home located on Littlestone Wynd in the Fairways Estate, Cramlington. This home is well presented throughout, offers off-street parking for two vehicles and would make a great first time buy.

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Internally, the property is bright, spacious and well presented with accommodation which briefly comprises: entrance hallway with access to a tiled WC, there is a large lounge with store cupboard and access to the full-width kitchen/diner with French doors to the rear garden. The kitchen has a range of wall and floor units with coordinated work surfaces and some integrated appliances.

To the first floor there is a master bedroom with en-suite shower room & store cupboard and there is a further double bedroom and single bedroom which could be used as a home office or nursery. The internal accommodation is rounded off with the stylish family bathroom which provides WC, basin and bath.

Externally, there is a beautiful garden to the rear which is laid to lawn with a large patio and pathway access to the garden shed and has fenced boundaries. To the front are two allocated parking spaces and pathway access to the property and rear garden.



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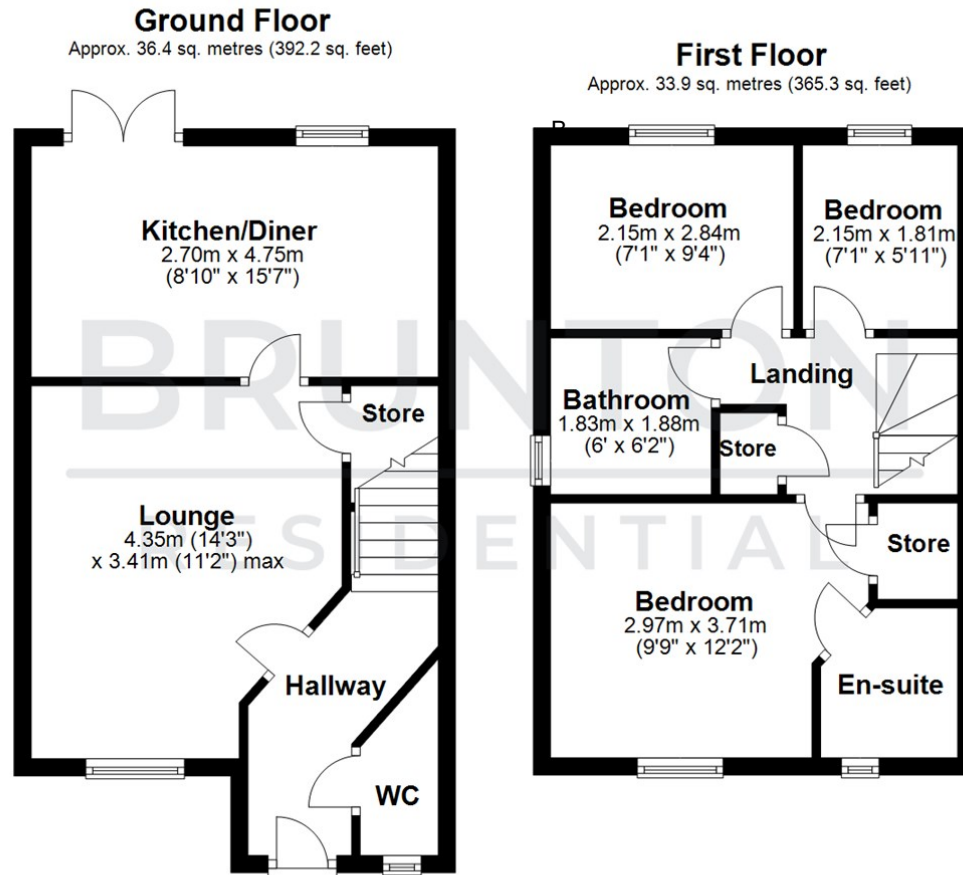
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

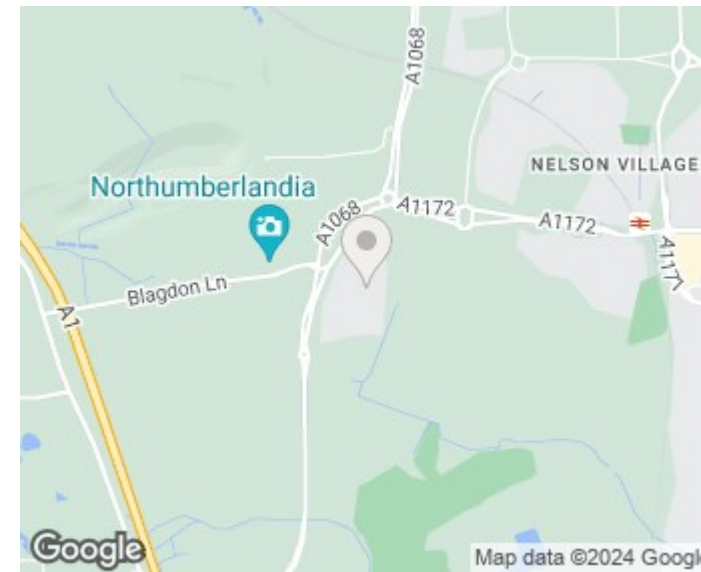
EPC RATING : C

SERVICES :



Total area: approx. 70.4 sq. metres (757.5 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
80	93
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	