

# BRUNTON

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## RESIDENTIAL

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## Crane Street

Kenton Bank Foot, NE13 8DD

THREE BEDROOM + STUDY - STUNNING CONDITION - POPULAR LOCATION

Brunton Residential are delighted to offer for sale this semi-detached Taylor Wimpey "Amersham" style home located on Crane Street, in the brand new Woolsington Grange development in Kenton Bank Foot. This home is in immaculate condition and has been well developed by the current owners.

**Offers Over £325,000**

# 46 Crane Street

Kenton Bank Foot, NE13 8DD



Accommodation briefly comprises of: entrance porch with access to the bright lounge which itself leads to downstairs WC and kitchen/dining room. The kitchen has a range of wall and floor units with coordinated work surfaces and fitted appliances with French doors to the rear garden. To the rear of the garage there's been an additional door added to gain access, where a fridge and tumble dryer have been fitted.

The first floor offers a master bedroom with ensuite shower room, bedroom two is also a great size, whilst bedroom three is big enough for a double bed and furniture, there is also an additional room currently used as a study. The first floor is completed by a well equipped family bathroom.

Externally, there is a small lawned garden to the front with pathway access to the property and a driveway to offer off-street parking and access to a full integral garage which provides a great amount of storage space while to the rear is a fantastic garden with lawned and paved areas with fenced boundaries for privacy.

## ON THE GROUND FLOOR

- Porch
- Store
- Lounge  
13'5" x 14'6" (4.10m x 4.41m)
- WC
- Store
- Kitchen/Dining Room  
9'8" x 3'0" (2.94m x 0.92m)
- Inner Hallway

## Garage

## ON THE FIRST FLOOR

- Landing
- Bedroom  
10'2" x 14'6" (3.10m x 4.41m)
- Store
- Bathroom
- Bedroom  
9'9" x 9'7" (2.96m x 2.93m)
- En-suite

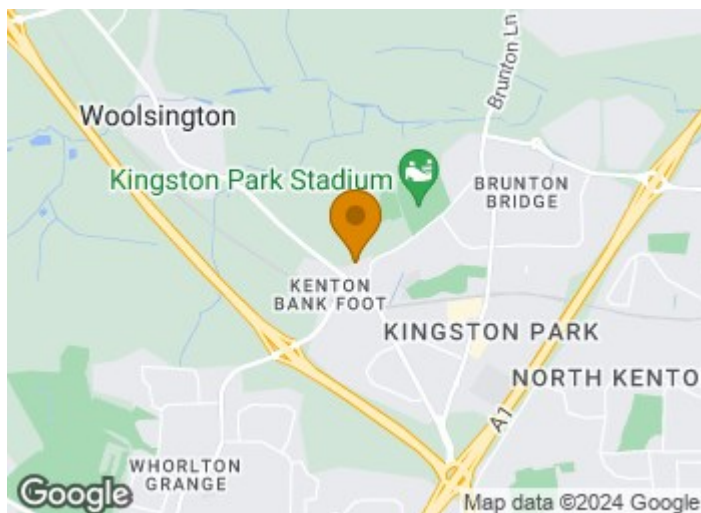
## Study

5'8" x 7'5" (1.73m x 2.25m)

## Bedroom

14'0" x 9'10" (4.26m x 3.00m)

## Disclaimer

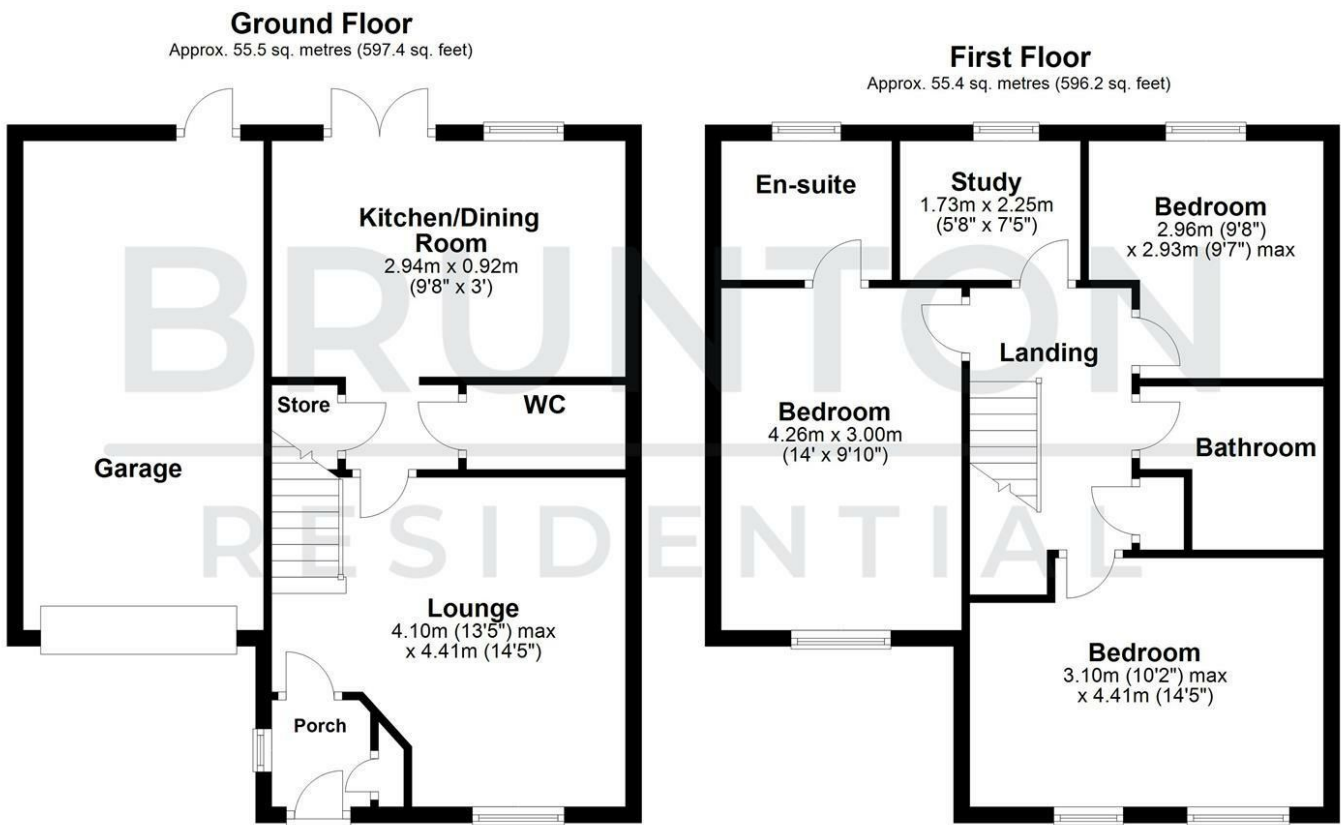


- SEMI-DETACHED HOME
- EXCELLENT CONDITION
- GARAGE
- THREE BEDROOM + STUDY
- POPULAR LOCATION
- AMERSHAM STYLE
- EXCELLENT TRANSPORT LINKS





## Floor Plan



Total area: approx. 110.9 sq. metres (1193.6 sq. feet)

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

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