

# BRUNTON

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## RESIDENTIAL



**MAPLE DRIVE, WIDDRINGTON NE61**

**Offers Over £115,000**

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### **TWO BEDROOM - SEMI DETACHED - SOUGHT AFTER LOCATION**

Brunton Residential are delighted to bring to the market this fantastic two bedroom property situated in the popular area of Maple Drive, Widdrington Station. This semi-detached home offers excellent space throughout and would make the ideal home for first time buyers or as an investment opportunity.

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Accommodation briefly comprises of; Entrance hallway offering access to the kitchen which offers coordinated cupboard and work surfaces, some integrated appliances, and open space for kitchen furniture. There is a store cupboard and WC which can be accessed from the hallway. This then leads directly into a spacious lounge with French doors to the rear garden and the staircase can be accessed from this room which takes you to the first floor.

The first floor consists of a convenient landing space with access to two very equal-sized double bedrooms which both offer excellent space for ample bedroom furniture. There is a family bathroom that completes this floor.

The front gardens offer a private driveway whilst the rear gardens offer a large space which is made up of lawned and paved areas surrounded by fenced boundaries to allow for privacy.

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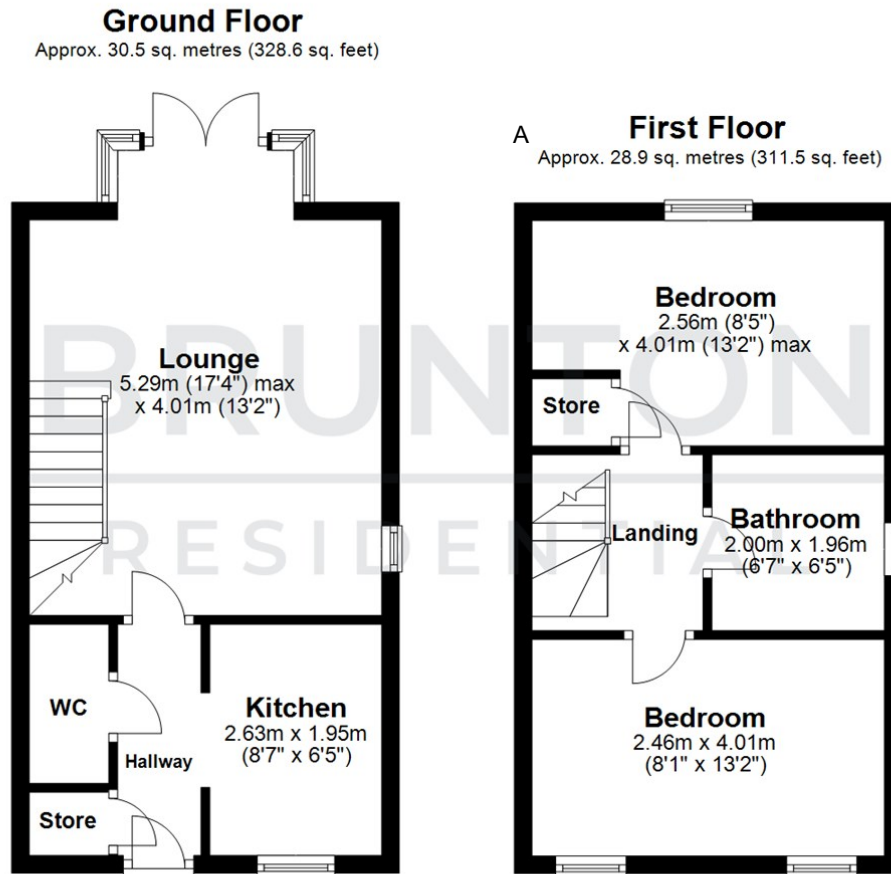
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING : C

SERVICES :



Total area: approx. 59.5 sq. metres (640.1 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) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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