

BRUNTON

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LANGTON DRIVE, CRAMLINGTON, NE23

£172,000

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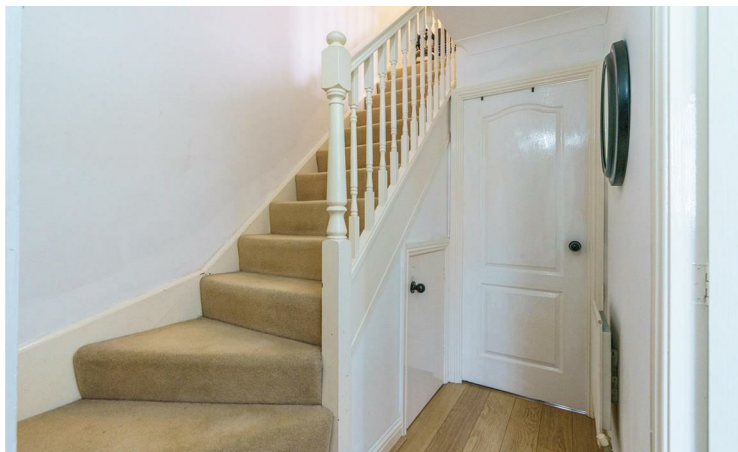
TWO BEDROOMS – SEMI-DETACHED – OFF-STREET PARKING

Brunton Residential are pleased to offer this well-presented two-bedroom semi-detached home, located on Langton Drive in Cramlington.

Built in 1995 and spanning approximately 678 sq. ft., the property features a spacious reception room, a well-appointed bathroom, and two generous bedrooms. Further benefits include off-street parking for up to two vehicles and offers excellent access to local amenities, schools, and transport links.

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Upon entering the property, you are welcomed into an entrance hall with wood-effect flooring and stairs leading to the first floor landing. To the left, there is access to a convenient ground floor WC, while to the right sits a well-equipped kitchen, fitted with a range of wall and floor units, integrated appliances including an oven, hob and extractor fan, space for additional appliances, and a front aspect window providing natural light.

At the end of the hallway, you have access to a spacious lounge, which offers sliding doors that open out onto the rear garden.

Upstairs, the first floor landing gives access to two good-sized bedrooms, along with a fully tiled family bathroom featuring a bath with overhead shower, wash basin, and WC.

Externally, the property benefits from off-street parking for up to two vehicles and a lawned front garden. To the rear, there is a generous enclosed garden, mainly laid to lawn with a paved patio seating area and fenced boundaries.



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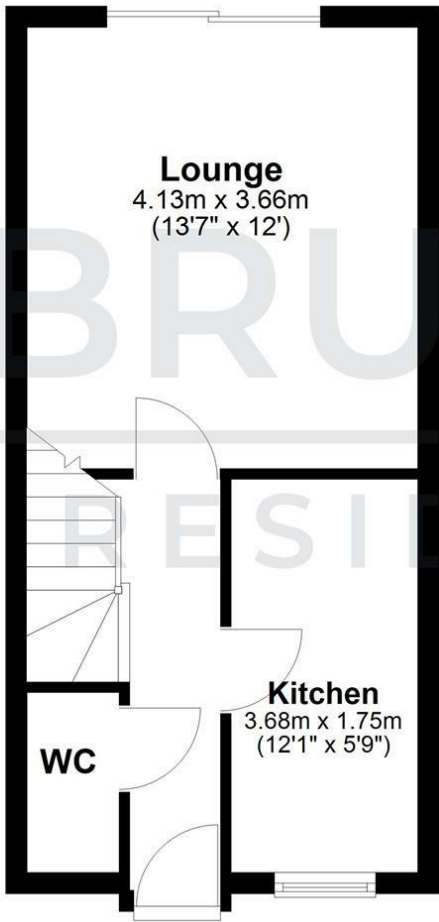
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

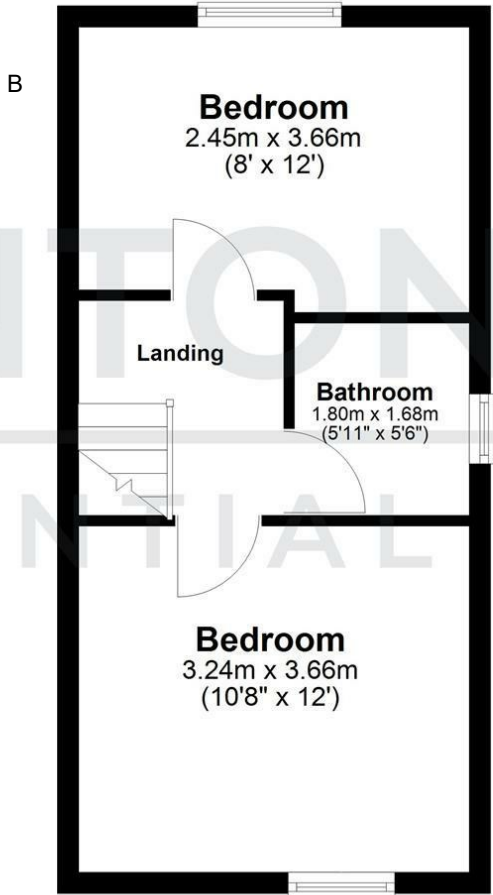
COUNCIL TAX BAND : B

EPC RATING :

Ground Floor
Approx. 29.1 sq. metres (313.1 sq. feet)



First Floor
Approx. 29.0 sq. metres (312.1 sq. feet)



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		
England & Wales		
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		