

# BRUNTON

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RESIDENTIAL



**GULLANE CLOSE, THE FAIRWAYS, CRAMLINGTON, NE23**

**Offers Over £180,000**

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**PERFECT FIRST-TIME BUY – WEST-FACING GARDEN – SOUGHT AFTER LOCATION**  
Brunton Residential are delighted to offer for sale this three-bedroom, terraced house on The Fairways in Cramlington. Spread across three floors, this property provides plenty space and is an ideal first-time buy.

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Accommodations briefly comprises of an entrance porch leading into the lounge. There is a hallway from the lounge leading to the downstairs WC and the kitchen. The lounge is a fantastic space, ideal for relaxing or entertaining. The kitchen is also a great space with stylish wall and floor units, ample storage and surface space and space for appliances. There is also an area where you could utilise it as a dining area.

To the first floor, you find the second and third bedrooms as well as the family bathroom. These two double bedrooms are both brilliant sizes and can accommodate all needs. The large family bathroom provides a stylish shower/bath, WC and basin. To the second floor, you will find the spacious master bedroom which is the full length of the property and has two great sized built-in cupboards. This room provides the perfect space to suit all needs.

Externally, this property provides a lovely west-facing rear garden that is made up of a combination of decking and paving. To the front, the property provides some off-street parking.



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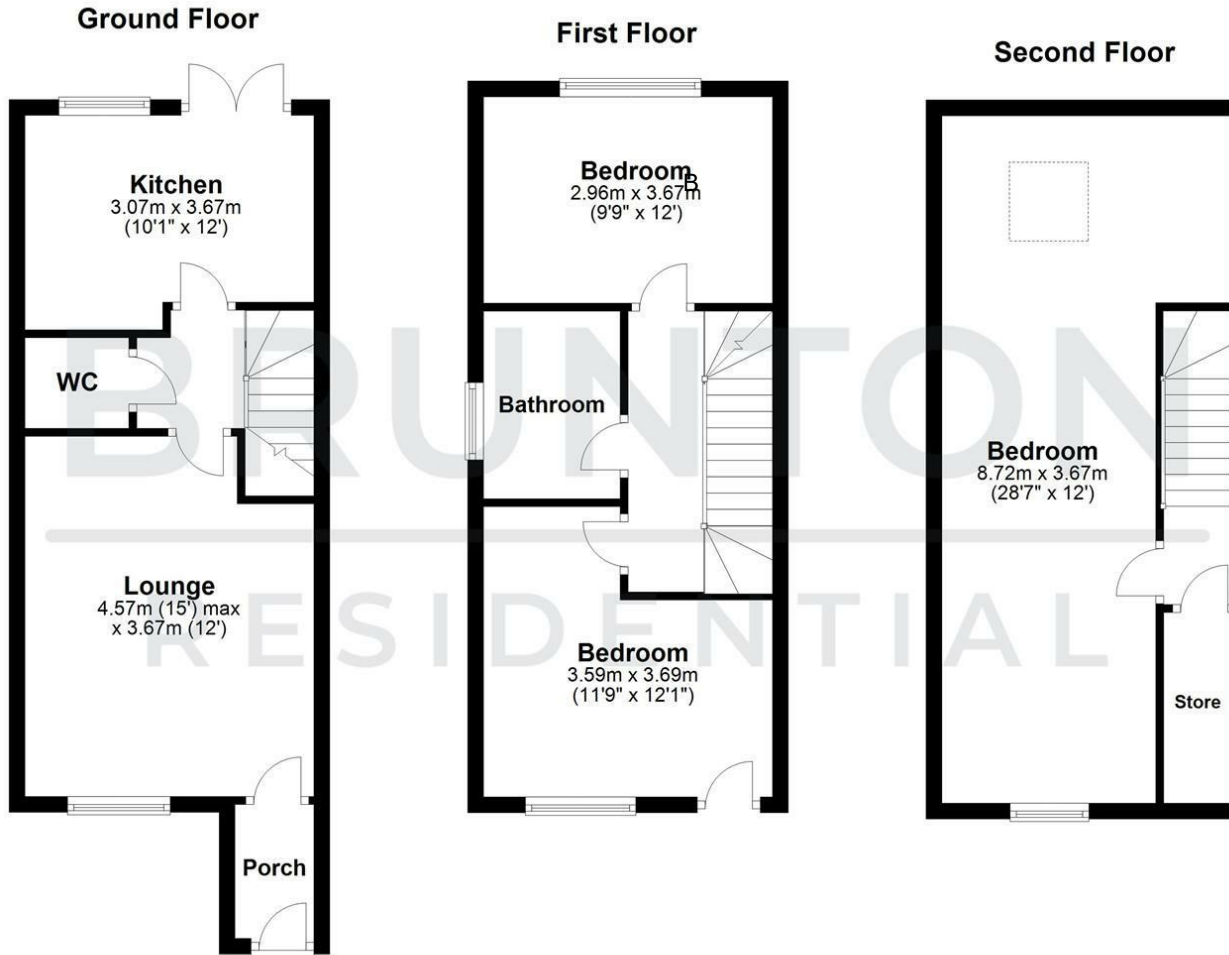
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : B

SERVICES :



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



Energy Efficiency Rating	
Current	Potential
84	94
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

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