

# BRUNTON

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RESIDENTIAL



**LITTLESTONE WYND, THE FAIRWAYS, CRAMLINGTON**

Offers Over £195,000



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Brunton Residential are pleased to offer for sale this immaculate semi-detached home located on Littlestone Wynd within 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 with the benefit of being freehold.

For more information and to book your viewing please call our team on 0191 236 8347.



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Brunton Residential have the pleasure of welcoming to the market this 'Hanbury' by Persimmon on Littlestone Wynd within The Fairways, Cramlington, briefly comprising; entrance hallway with ground floor WC, lounge leading to the kitchen dinner that spans the depth of the property with ample floor and wall units as well as French doors onto the rear garden.

Off the landing to the first floor there are three well proportioned bedrooms, bedroom one with en suite shower room and the family three piece bathroom.

Externally there are two allocated parking bays to the front with a recently installed EV charging unit. To the rear is an enclosed West facing garden with patio area, ideal for alfresco entertaining during those warm summer nights.

### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band B



# BRUNTON

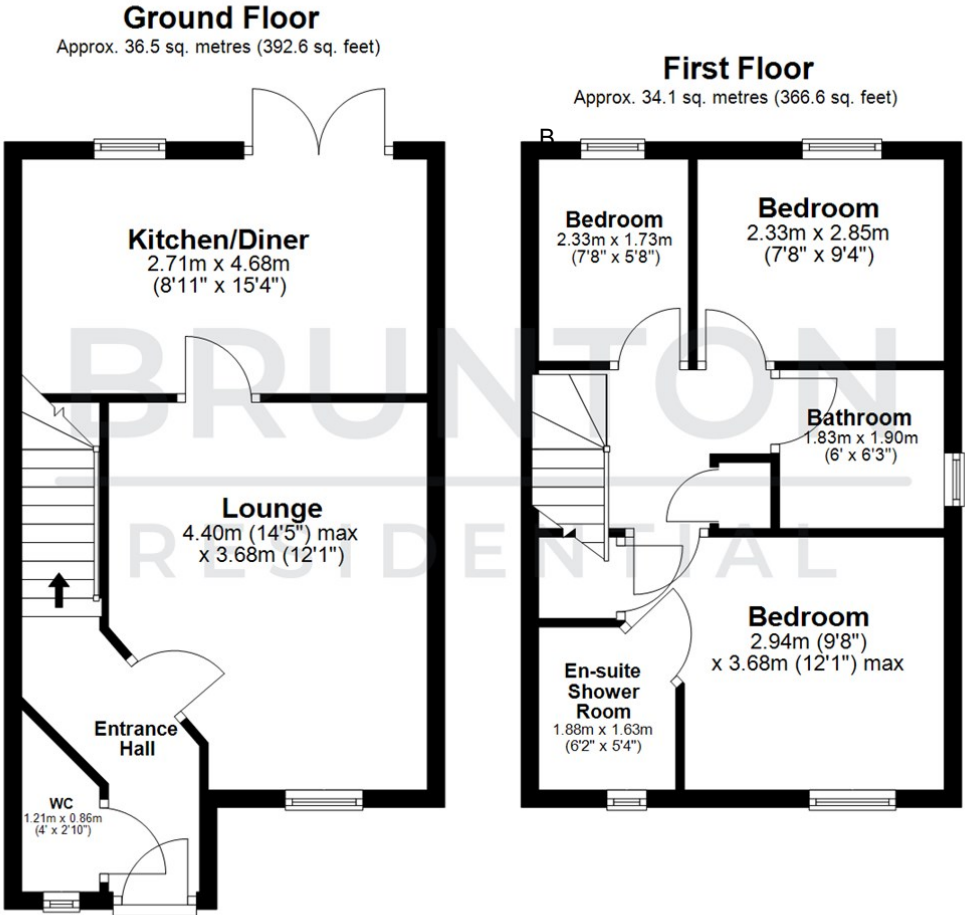
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : C



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		93
(81-91) B	80	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	