

# BRUNTON

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## RESIDENTIAL



**BEACH AVENUE, CRAMLINGTON, NE23**

**£149,950**

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### TWO BEDROOMS – SEMI-DETACHED HOME – POPULAR LOCATION

Brunton Residential are delighted to offer for sale this well-presented two-bedroom semi-detached home, located on Beach Avenue in Cramlington.

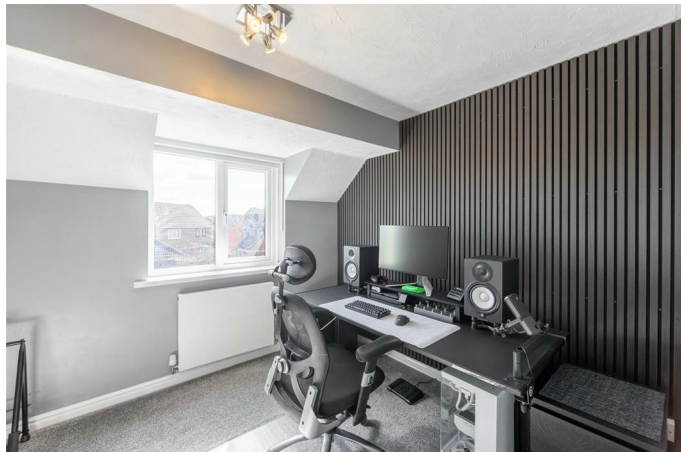
This property features two well-proportioned bedrooms, a spacious lounge, a fitted kitchen, and a lovely rear garden.

Situated in Cramlington, this property offers access to a wide range of local amenities including shops, schools, and parks. The area is well-served by public transport and road links, providing easy access to Newcastle and the surrounding towns.

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Upon entry, you are welcomed into an entrance hall, which leads into a spacious lounge featuring wood-effect flooring, a large front aspect window, and stairs leading to the first floor landing. There is also a useful understairs storage cupboard.

To the rear of the property is a well-equipped kitchen, fitted with a range of floor and wall units, granite worktop surfaces, and integrated appliances, including an oven, hob, and extractor fan. French doors open out to the rear garden.

Upstairs, the first floor offers two well-proportioned bedrooms, one of which benefits from a built-in storage unit. A shower room serves both bedrooms and is fitted with a shower, washbasin, and WC.

Externally, the property features a low-maintenance, well-maintained front garden, while to the rear, there is an enclosed garden that is mainly laid to lawn.



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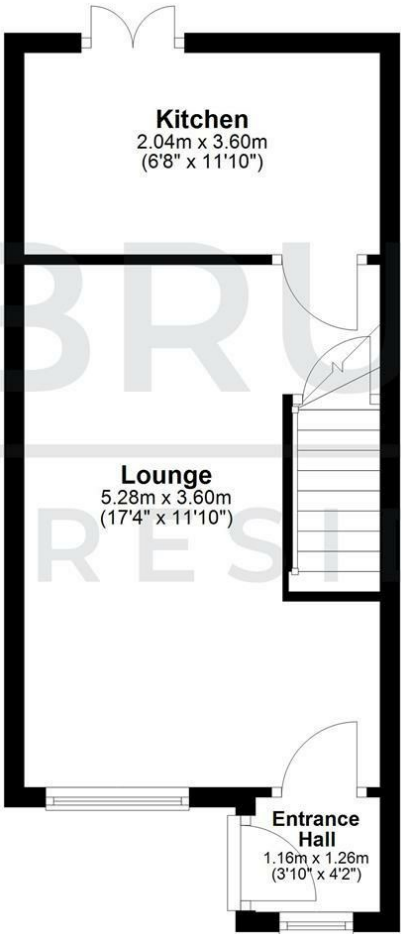
TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : B

EPC RATING :

**Ground Floor**  
Approx. 28.3 sq. metres (304.6 sq. feet)



**First Floor**  
Approx. 27.6 sq. metres (297.5 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 <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		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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EU Directive 2002/91/EC		