

# BRUNTON

## RESIDENTIAL



**PARADISE ROW, CRAMLINGTON, NE23**

**£2,800 Per Month**



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Available now - £2,950 PCM - Part furnished - Substantial four bedroom detached home on Paradise Row in Cramlington.

This delightful home has a well-thought-out layout over two floors. The ground floor comprises an impressive kitchen, spacious lounge, good-sized reception, dining room, a useful utility, and a convenient downstairs WC. The first floor hosts four well-proportioned bedrooms, with a family bathroom and two en-suite shower rooms. The property further benefits from a double garage with off-street parking for several cars, and an annex comprising a bedroom, kitchen, lounge, and shower room.

The property is ideal for multi generational living and is conveniently located within easy reach of a wide range of local shops, amenities, and schools. It also benefits from excellent transport links, including easy access to the A19 and A1, as well as nearby rail connections offering direct routes to Newcastle and beyond.



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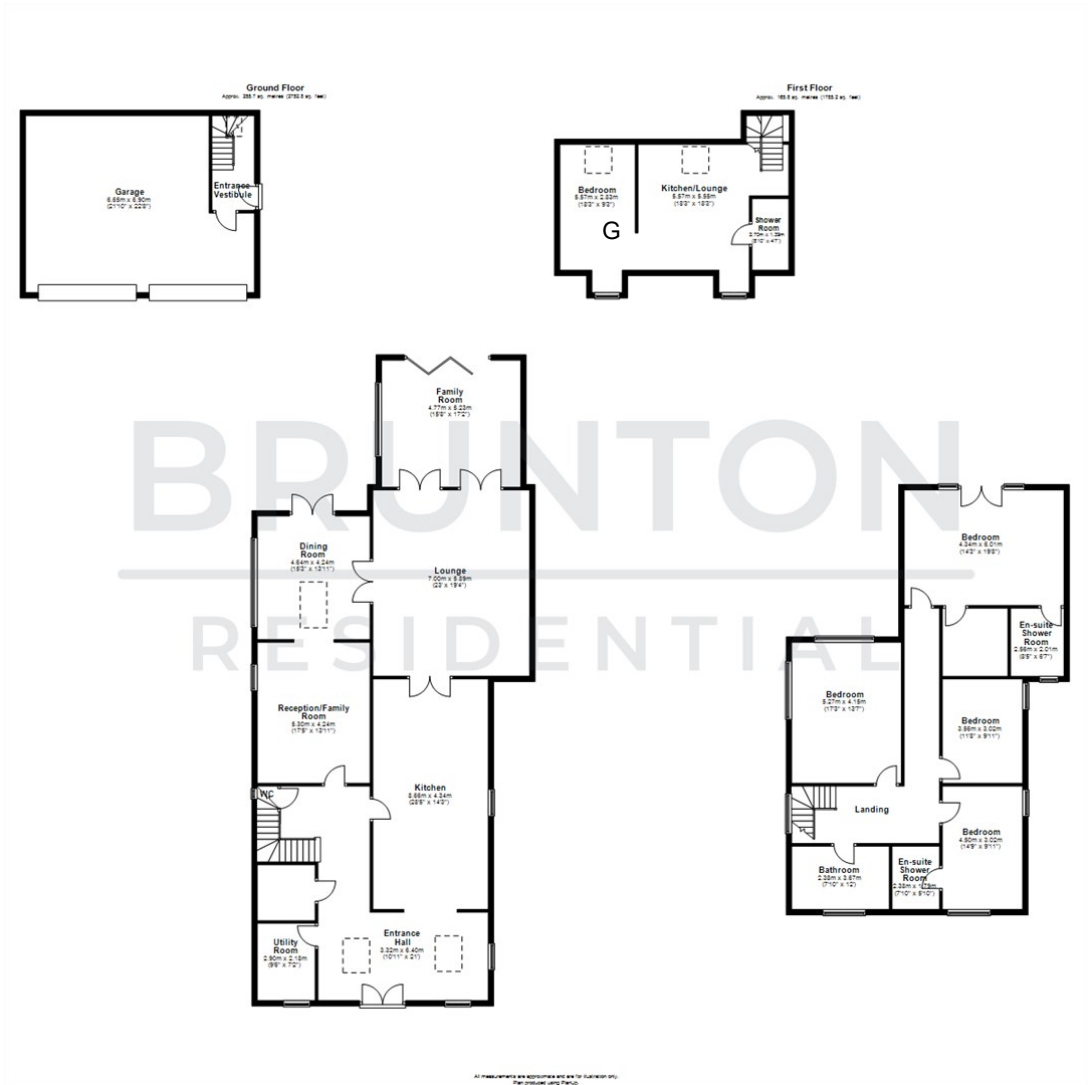
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TENURE :

LOCAL AUTHORITY : Northumberland City Council

COUNCIL TAX BAND : G

EPC RATING :



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