

BRUNTON

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WOODBURY GROVE, CRAMLINGTON, NE23

£250,000

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SEMI DETACHED HOME - FANTASTIC GARDENS - PERFECT FIRST TIME BUY.
Brunton Residential are delighted to offer for sale this beautifully presented semi-detached home located on Woodbury Grove in the Fairways Estate, Cramlington. This home comes with a driveway leading to a detached garage and is presented in an excellent condition with a larger than average garden.

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Internally, the property is bright, spacious and well presented with accommodation which briefly comprises: entrance hallway with access to a tiled WC, there is a large lounge with a staircase to the first floor and access to the fitted kitchen. The kitchen has a range of wall and floor units with coordinated work surfaces and integrated appliances

To the first floor there is a master bedroom with Ensuite shower room & two fitted cupboards, there are two further bedrooms one of which is being used as a walk in wardrobe. A stylish family bathroom WC is fully tiled with a feature half wall mirror.

Externally, there is a beautiful, maintenance free garden to the rear which is mainly block paved and has an area laid to artificial lawn.

Viewing is highly recommended, this property represents excellent value for money and is sure to attract a lot of attention.



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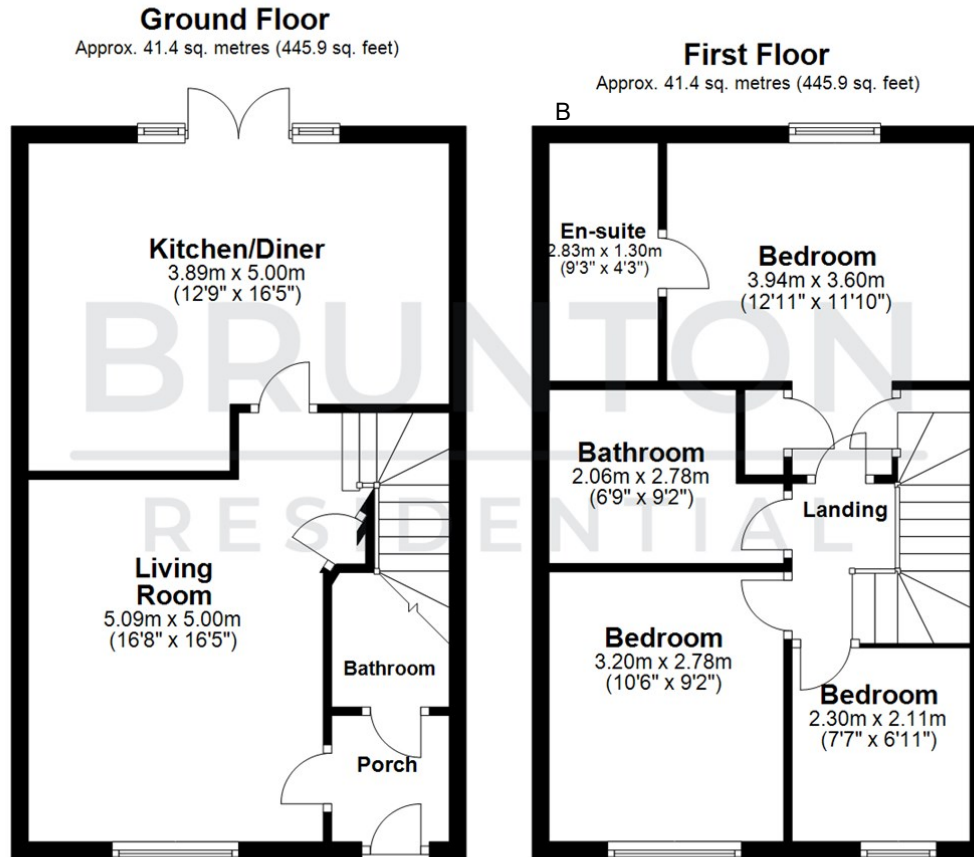
TENURE : Freehold

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 |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 96 |
| (92 plus) A | | 84 | |
| (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 | |