

# BRUNTON

---

## RESIDENTIAL



**ROSE AVENUE, NELSON VILLAGE, NE23**

**Offers Over £139,950**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



A delightful two bedroom semi detached home offered for sale, ideally positioned within the popular residential area of Nelson Village in Cramlington. The property benefits from excellent local amenities and superb transport links, with Cramlington Train Station conveniently located within walking distance, making it ideal for commuters and first-time buyers alike.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The accommodation briefly comprises an entrance porch leading into a welcoming hallway, with attractive wood flooring continuing through to the spacious living room, creating a warm and cohesive living space. The modern kitchen/diner provides ample room for dining and entertaining and opens directly onto a decking area and enclosed rear garden, perfect for outdoor enjoyment.

To the first floor, there are two well proportioned double bedrooms along with a spacious four piece family bathroom with stand alone shower.

Externally, the property further benefits from off street parking to the front elevation. This fantastic home presents an excellent opportunity for first-time buyers seeking a well-located property with convenient access to transport links, outdoor space, and driveway parking.



# BRUNTON

## RESIDENTIAL

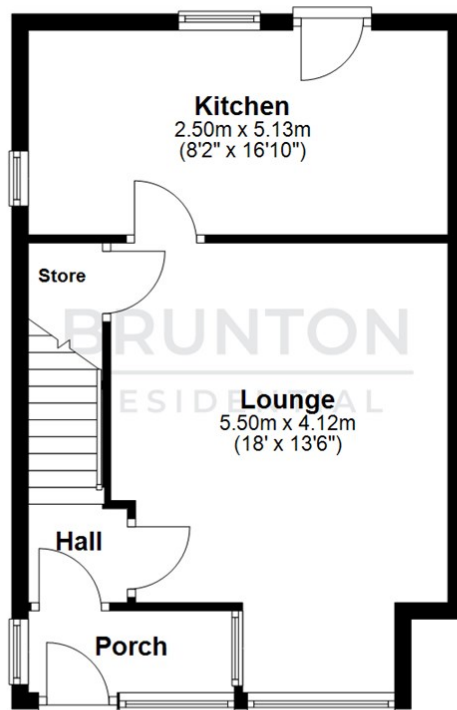
TENURE : Freehold

LOCAL AUTHORITY : Northumberland

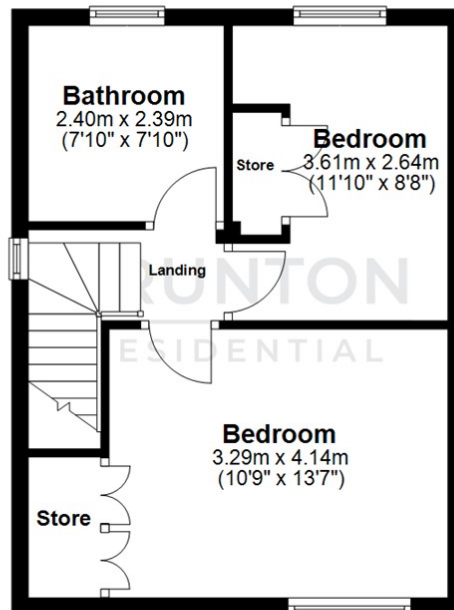
COUNCIL TAX BAND : A

EPC RATING : D

**Ground Floor**  
Approx. 40.8 sq. metres (439.4 sq. feet)



**First Floor**  
Approx. 35.9 sq. metres (386.4 sq. feet)



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		63	79
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	