

# BRUNTON

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## RESIDENTIAL



**ATTLEE CLOSE, BURRADON, CRAMLINGTON, NE23**

**Offers Over £120,000**



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Delightful two-bedroom mid-terrace property is situated within a popular residential estate on Attlee Close, Burradon, Cramlington. Beautifully presented throughout, the home offers well-maintained and thoughtfully updated accommodation.

The ground floor provides a bright open-plan living and dining area with French doors opening onto the rear garden, alongside a modern kitchen renovated approximately two years ago. The first floor offers two double bedrooms and a well-appointed family bathroom, also recently updated, making this home move-in-ready. The property further benefits from both front and rear gardens. The front garden is open plan, while the rear garden is fully enclosed and secure, offering a private outdoor space ideal for relaxing or entertaining.

Conveniently positioned within Burradon, the property enjoys easy access to local amenities, schools, and transport links into Cramlington and the surrounding areas.



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The internal accommodation comprises: an entrance hallway, which provides access to the staircase leading to the first floor, as well as a door into the living room. The living room is open plan with a dining area and benefits from a window to the front and French doors to the rear, opening directly onto the rear garden. From the dining area, there is an additional door providing access into the kitchen.

The kitchen offers a good range of wall and base units and was renovated approximately two years ago, placing it in very good condition. A door from the kitchen leads into a rear porch, which in turn provides access to the rear garden. This is the primary entrance used, as parking is located to the rear of the property.

To the first floor, there are two double-sized bedrooms along with the family bathroom. The bathroom was also renovated around two years ago and is finished to a good standard. The boiler is located within a storage cupboard in the main bedroom.

Externally, the property has a lawned area to the front with a pathway leading to the front door. To the rear is an enclosed garden laid with artificial turf for ease of maintenance, bordered by a paved walkway providing a seating area, and there is also a useful garden shed. Carbon monoxide alarms have recently been fitted, providing additional reassurance.





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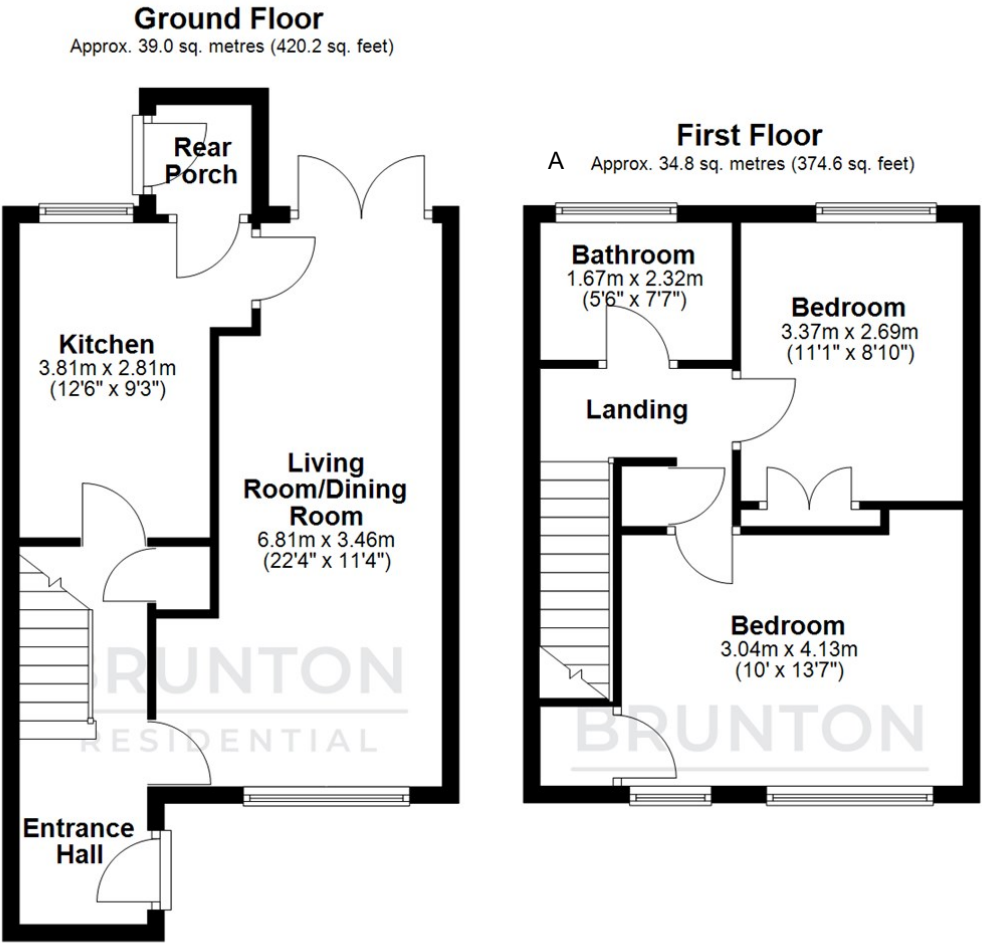
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : A

EPC RATING :



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		