

# BRUNTON

---

## RESIDENTIAL



**LITTLESTONE WYND, THE FAIRWAYS, CRAMLINGTON, NE23**

**Fixed Asking Price £146,833**



# BRUNTON

---

## RESIDENTIAL









# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



This is a section 106 affordable housing scheme home to be sold at 70% of the full market value to those meeting buyer criteria.  
<https://www.northumberland.gov.uk/Housing/Affordable-Housing/Buying-and-selling-an-affordable-home.aspx>

Well-Presented Three-Storey Semi-Detached Home, Situated on Littlestone Wynd within the Popular Fairways Development by Persimmon Homes. Offering Three Double Bedrooms, a Spacious Breakfasting Kitchen, Landscaped Rear Garden, and Off-Street Parking.

The property offers a practical and well-maintained layout over three floors. The ground floor includes a front-facing lounge, a full-width breakfasting kitchen with integrated appliances and garden access, and a downstairs WC. Further features include a family bathroom and three well-proportioned bedrooms.

Set within a well-regarded part of the development, the property benefits from a pleasant open outlook to the front and a private, not-overlooked rear garden. Local amenities, schools, and transport links are all within easy reach.



# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

The internal accommodation briefly comprises of; entrance hall, lounge, breakfasting kitchen spanning the width of the property with access to rear garden and ground floor WC. The kitchen has a range of wall and floor units and integrated appliances, such as an oven, hob and extractor fan.

The first floor consists of two double bedrooms with access to a centrally located family bathroom, featuring a bath, overhead shower, washbasin and WC.

The top floor enjoys a large bedroom with ample storage and Velux windows.

Externally, the property benefits from access to off-street parking and open-aspect to the front, whilst to the rear is low maintenance garden with a combination of paved and lawned areas and fenced boundaries.





# BRUNTON

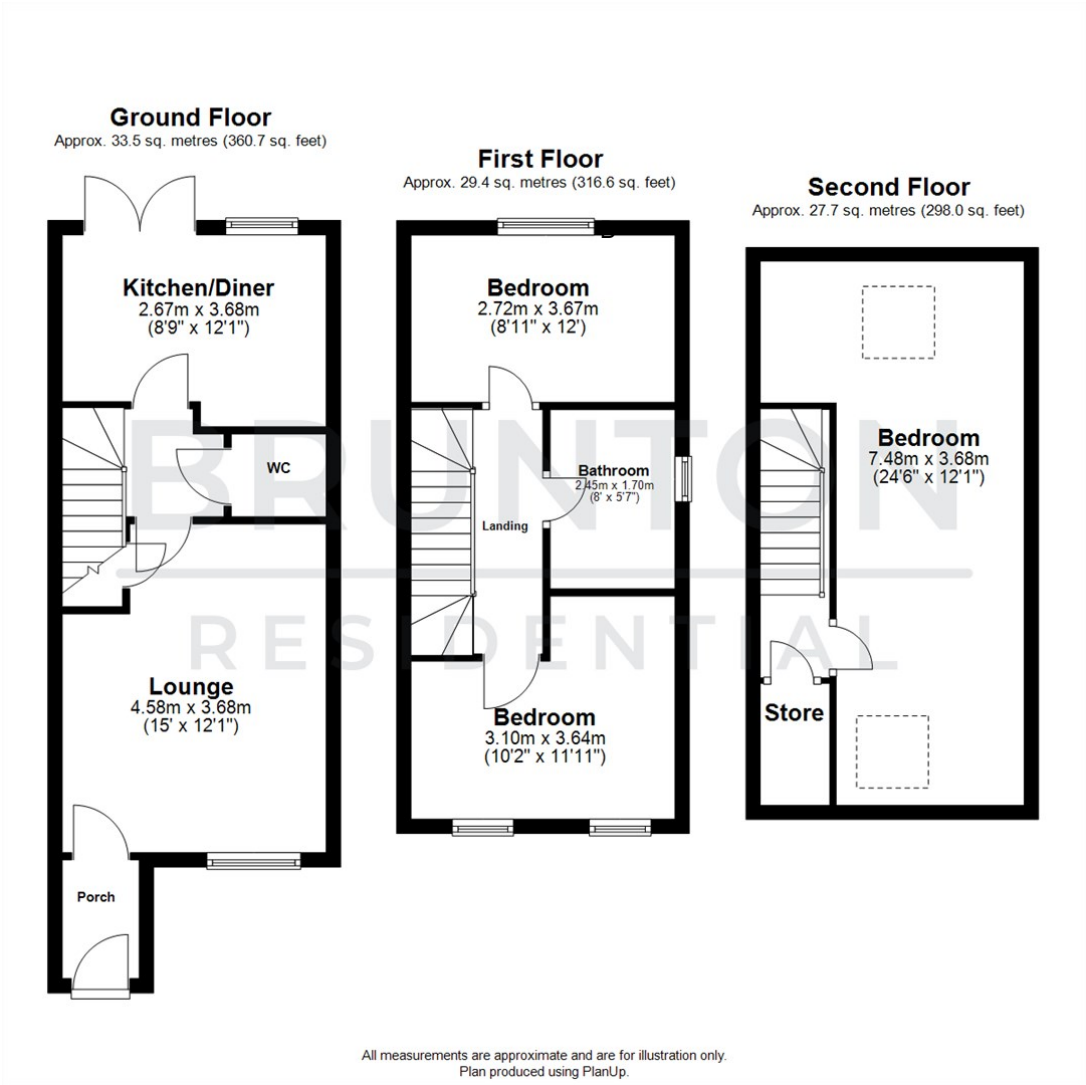
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING :



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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		