

**BRUNTON**  
RESIDENTIAL

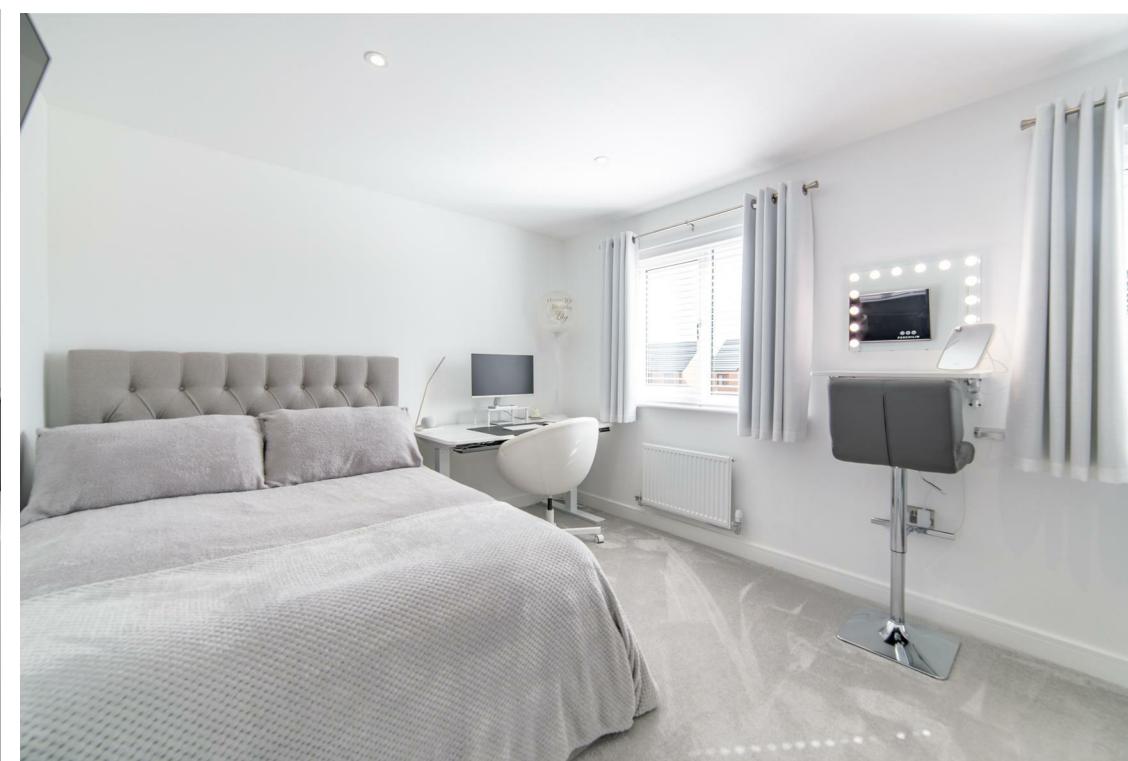
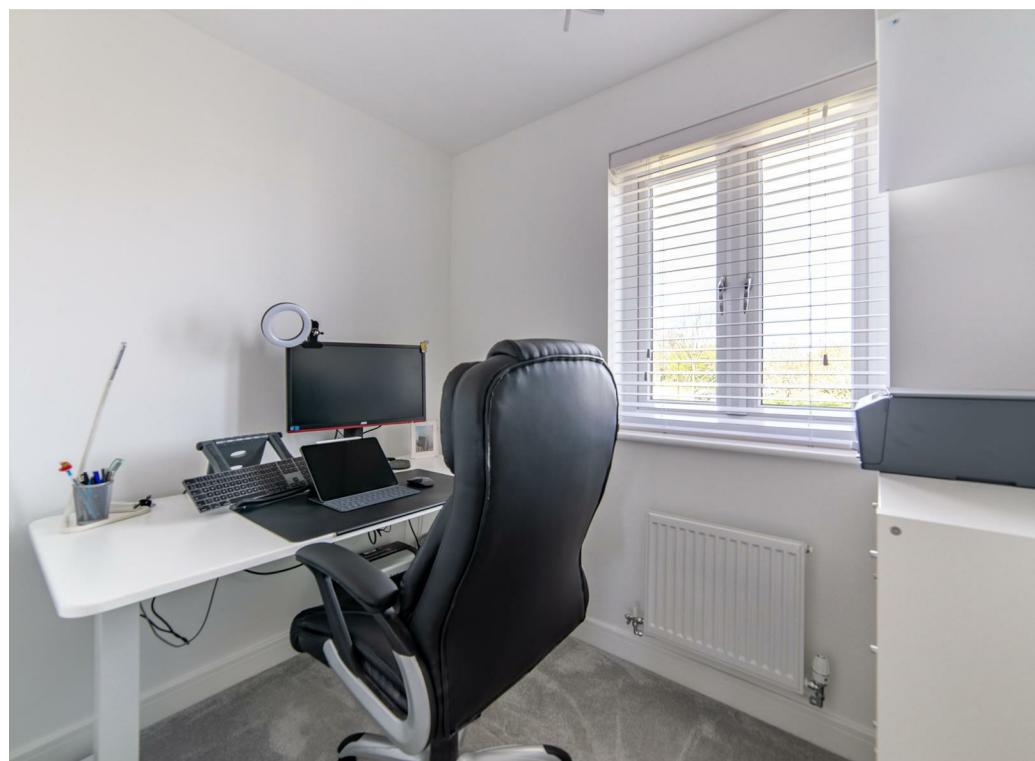


**CRANE STREET, KENTON BANK FOOT, NE13**

Offers Over £325,000

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**THREE BEDROOM + STUDY - STUNNING CONDITION - POPULAR LOCATION**

Brunton Residential are delighted to offer for sale this semi-detached Taylor Wimpey "Amersham" style home located on Crane Street, in the brand new Woolsington Grange development in Kenton Bank Foot. This home is in immaculate condition and has been well developed by the current owners.

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Accommodation briefly comprises of: entrance porch with access to the bright lounge which itself leads to downstairs WC and kitchen/dining room. The kitchen has a range of wall and floor units with coordinated work surfaces and fitted appliances with French doors to the rear garden. To the rear of the garage there's been an additional door added to gain access, where a fridge and tumble dryer have been fitted.

The first floor offers a master bedroom with ensuite shower room, bedroom two is also a great size, whilst bedroom three is big enough for a double bed and furniture, there is also an additional room currently used as a study. The first floor is completed by a well equipped family bathroom.

Externally, there is a small lawned garden to the front with pathway access to the property and a driveway to offer off-street parking and access to a full integral garage which provides a great amount of storage space while to the rear is a fantastic garden with lawned and paved areas with fenced boundaries for privacy.



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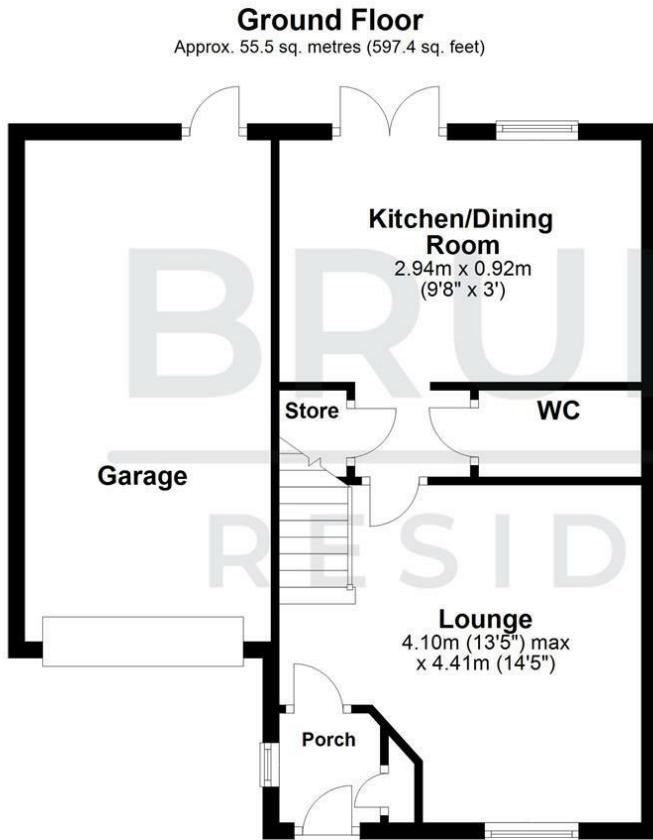
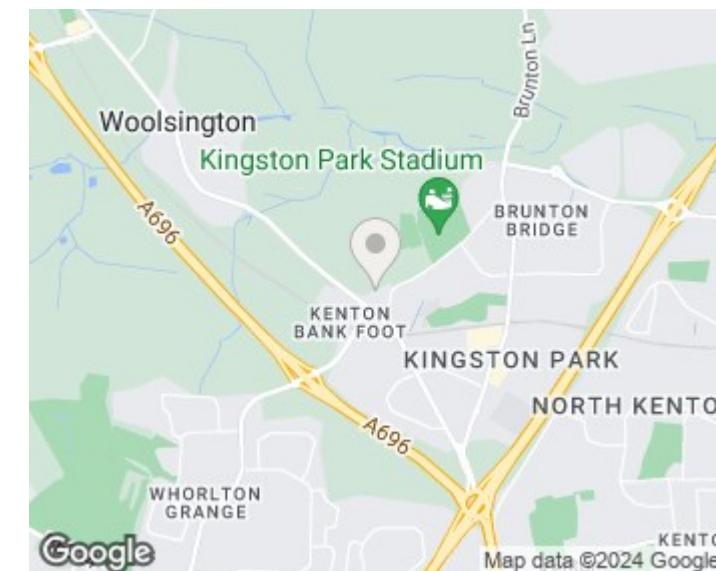
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : B

SERVICES :



Total area: approx. 110.9 sq. metres (1193.6 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) A	94	
(81-91) B	83	
(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		
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England & Wales		
EU Directive 2002/91/EC		