

# BRUNTON

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RESIDENTIAL



**KIRKLANDS, BURRADON, CRAMLINGTON, NE23**

**£150,000**

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Well-presented two-bedroom semi-detached bungalow located in Burradon, Cramlington

The property is arranged over a single level and includes a living room and fitted kitchen, with two bedrooms and a bathroom, along with a garden and off-road parking with a garage.

Situated in Burradon, Cramlington, the property benefits from a convenient residential setting with a range of local amenities nearby, including shops, supermarkets and everyday services. There are well-regarded schools in the surrounding area, along with access to green spaces and local walking routes. The property also offers good transport links via local bus routes and road connections such as the A19 and A1, providing access to Cramlington town centre, Newcastle Upon Tyne and surrounding areas, making it suitable for first-time buyers, those looking to downsize or professionals.

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The internal accommodation comprises: an entrance hallway with storage cupboards and access to the living room, kitchen, bedrooms and bathroom.

The living room is positioned at the front and offers a well-proportioned space for both seating and dining, with a large window allowing for good natural light. The kitchen is accessed off the living room and is fitted with a range of wall and base units, complementary work surfaces, a tiled splashback, an integrated gas hob with extractor above and an oven below, with herringbone style flooring and plumbing in place for additional appliances.

The main bedroom is a comfortable double room with space for freestanding furniture, while the second bedroom is a versatile space and benefits from French doors opening out to the rear garden. The bathroom is fitted with a bath with a shower over, a wash basin and a WC, with tiled walls and flooring providing a clean and practical finish.

Externally, the property offers a front garden laid mainly to lawn with planted borders and a pathway leading to the entrance. To the sides, there is a generous enclosed garden which wraps around the front and sides of the property and is mainly laid to lawn, with a range of established shrubs and planting, ready to be landscaped. Off-road parking is provided via a driveway and a single garage.

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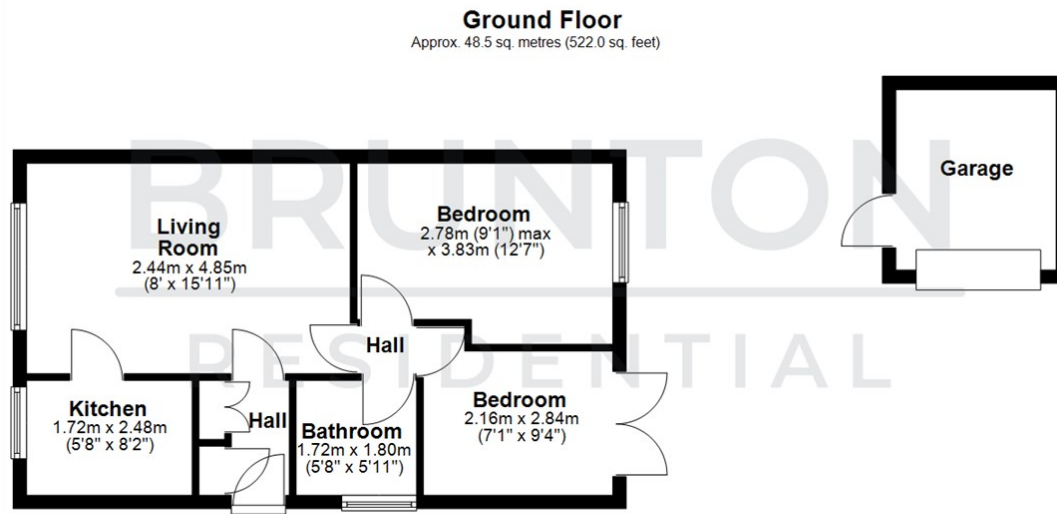
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : A

EPC RATING :



Total area: approx. 48.5 sq. metres (522.0 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			
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	