

**BRUNTON**  
RESIDENTIAL



**WINDBURGH DRIVE, CRAMLINGTON, NE23**

**£175,000**

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Delightful three-bedroom terraced home located on Windburgh Drive in Cramlington.

This well-maintained home features a thoughtful layout arranged over two floors. The ground floor comprises a spacious open-plan lounge/dining room and a modern kitchen, while the first floor gives access to three well-proportioned bedrooms and a family bathroom. The property further benefits from an enclosed rear garden.

Conveniently situated in Cramlington, the property is within easy reach of shops, local amenities, schools, and has excellent transport connections. It offers direct access to Cramlington railway station on the East Coast Main Line with regular services to Newcastle and beyond, and enjoys quick road access to the A1, A19, and A189.

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The internal accommodation comprises: an entrance vestibule that leads into a hallway with stairs leading up to the first floor landing. To the right is a spacious open-plan lounge/dining area with dual aspect windows. A door from the dining space leads into a good-sized modern kitchen, fitted with integral appliances and wall and base units providing ample storage and work surfaces. The kitchen features a rear aspect window and a door leading out to the rear garden.

The first floor landing gives access to three well-proportioned bedrooms, with the rear bedroom benefiting from a built-in storage cupboard. A family bathroom completes the first floor accommodation and comprises a bath with overhead shower, WC, and washbasin.

Externally, the front of the property contains a low maintenance garden. The rear garden is enclosed with timber fencing and is primarily laid with paving, featuring a lawned area to the rear right. A wooden shed located on the rear left provides additional outdoor storage.



# BRUNTON

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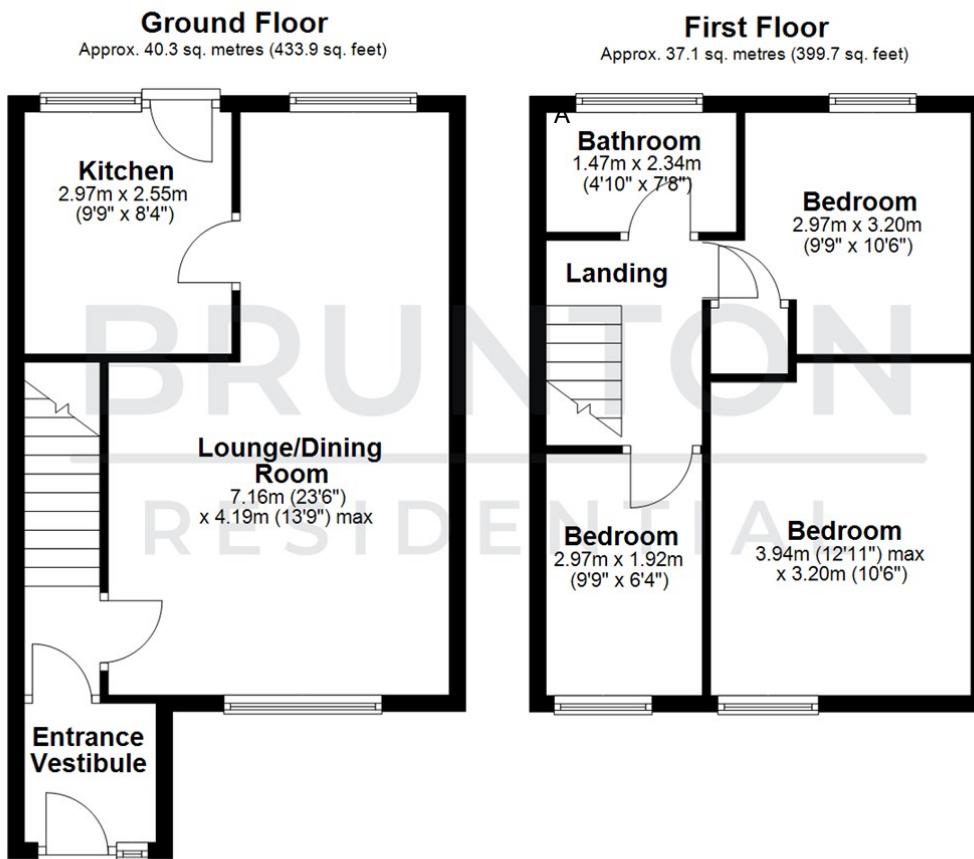
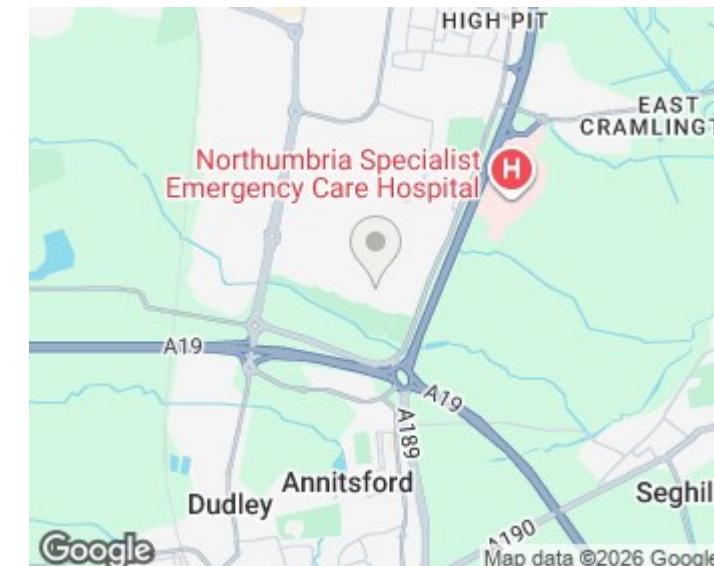
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland City Council

COUNCIL TAX BAND : A

EPC RATING : C



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	73	80
(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

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