

# BRUNTON

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RESIDENTIAL



**CRANWELL DRIVE, WIDEOPEN, NE13**

Offers Over £225,000

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Extended Three Bedroom Semi-Detached Home With Generous Plot, Larger Than Average Garage Being Positioned In A Desirable Estate Setting.

The property offers a spacious lounge and dining areas with rear extension and sliding doors to the garden, an extended fitted kitchen, and a large garage. Upstairs provides three well-proportioned bedrooms and a family bathroom. Externally, the home enjoys a generous plot with masses of potential.

This property presents flexible living offering a rare opportunity for families seeking space, versatility, and a well-connected residential location.

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Brunton Residential are delighted to welcome to the market this extended three bedrooms semi detached family home on the sought after Cranwell Drive in Wideopen offering lots of potential and has the benefit of having no forward chain and being freehold.

Briefly comprising; entrance hallway with store and stairs to the first floor, to the left is the lounge with forward facing window allowing natural light to flood in. A single door opens onto the extended dining room with sliding doors onto the rear garden. The dining room leads to the kitchen which has also been extended with ample floor and wall units.

The garage is larger than average with front and rear access and has recently had a new roof installed.

Upstairs there are three well proportioned bedrooms all serviced by the three piece family bathroom.

Externally there is a drive to the front offering off street parking leading to the garage, alongside a lowed area. To the rear there is an enclosed garden with mature boundaries, an ideal space for alfresco entertaining.



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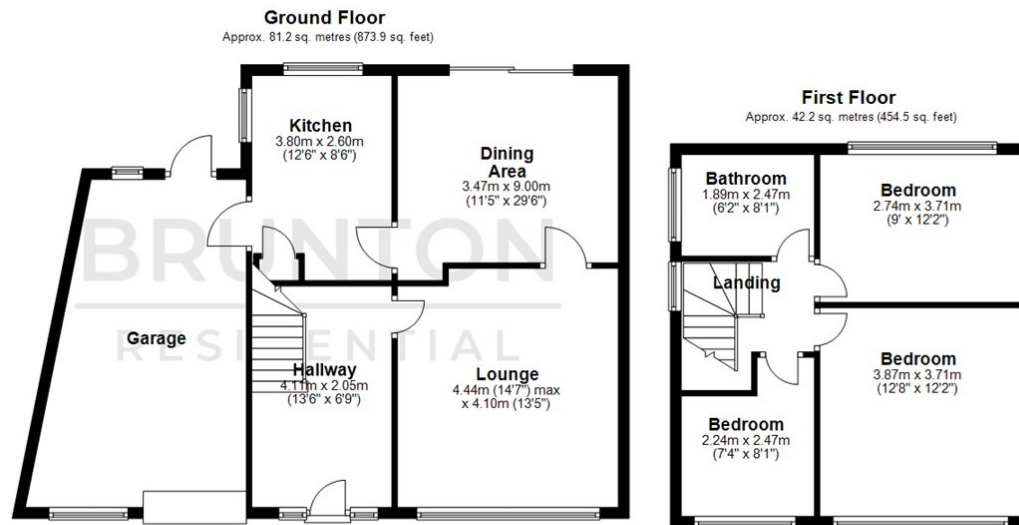
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TENURE : Freehold

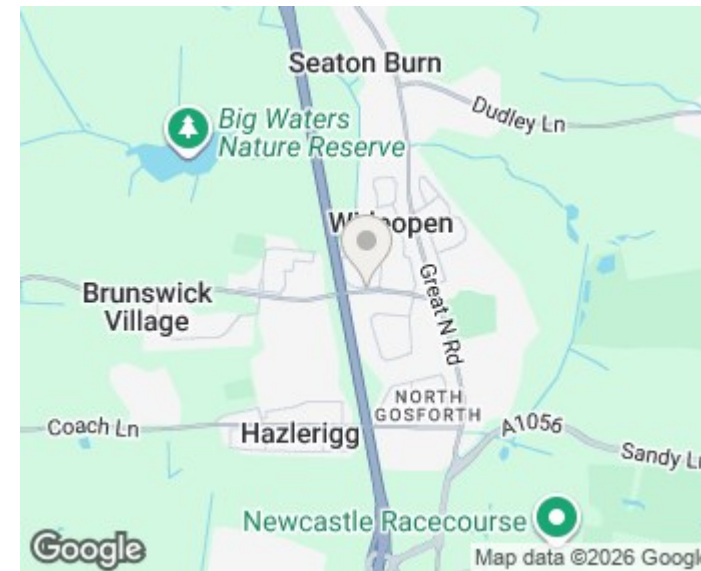
LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : C

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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</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	