

# BRUNTON

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RESIDENTIAL



**HIGHBURN, CRAMLINGTON, NE23**

Offers Over £180,000

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Well-presented two-bedroom semi-detached bungalow, occupying a pleasant position within the popular residential area of Highburn, Cramlington.

The property offers well-maintained accommodation throughout, including a generous front-facing lounge with feature fireplace, a contemporary fitted kitchen with adjoining utility/sun room, two well-proportioned bedrooms with fitted storage, and a modern bathroom. Externally, the property enjoys a beautifully lawned front garden with mature boundaries providing privacy and attractive outdoor space. There is a garage-en-bloc located to the rear of the property, which also features a designated parking space to the front.

Highburn is a well-established residential area within Cramlington, offering convenient access to a range of local amenities, including shops, supermarkets, healthcare facilities, and leisure amenities. The property is also well positioned for transport links, with easy access to the A19 and wider road networks, making it ideal for commuting to Newcastle upon Tyne and surrounding areas. Cramlington train station and Manor Walks Shopping Centre are also located nearby, providing further convenience for day-to-day living.

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The internal accommodation comprises: a welcoming entrance hallway providing access to the principal rooms of the home. Positioned to the front is a generous lounge, enjoying a large picture window overlooking the front gardens and allowing for excellent natural light, alongside a feature fireplace creating an attractive focal point to the room.

To the rear of the property is a beautifully presented kitchen, fitted with a range of contemporary wall and base units complemented by ample work surface space and integrated cooking appliances. The kitchen leads through to a useful utility/sun room, which benefits from additional storage, plumbing for appliances, and external access to the rear garden. The home offers two well-proportioned bedrooms, both benefitting from fitted storage, with one bedroom enjoying pleasant views over the rear garden.

The accommodation is completed by a modern bathroom fitted with a bath and overhead shower, WC, and wash hand basin with contemporary tiling.

Externally, the property occupies a pleasant plot with well-maintained lawned gardens to the front and rear, paved pathways, and mature hedged boundaries creating a good degree of privacy. The rear garden enjoys an enclosed low maintenance block-paved courtyard.



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TENURE : Freehold

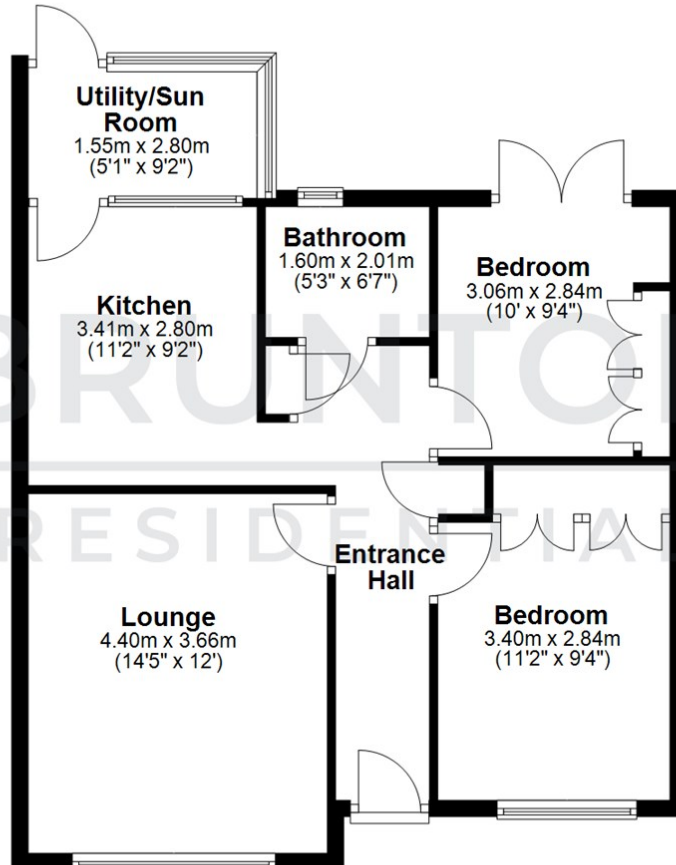
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : C

### Ground Floor

Approx. 64.0 sq. metres (688.8 sq. feet)



Total area: approx. 64.0 sq. metres (688.8 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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</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	