



Winshields

Cramlington

- Chain Free
- Ideal Investment
- Popular area
- One bedroom
- Close to amenities
- Garage in block

£37,950

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Winshields

Cramlington

Chain free and ready to view now this one bedroom property would make a fantastic investment or first time buy. In need of some refurbishment the accommodation comprises: entrance hall, open plan kitchen/lounge, bedroom and bathroom. Parking is provided by a single garage in a block. Close to shops and local amenities, the property is well located for good road and transport links and is not too far from Cramlington's emergency care hospital, main town centre and leisure facilities. Early viewings are recommended.

Lease Details: The property has a lease of 125 years as of 25/12/2006

Entrance

UPVC Entrance Door.

Lounge/Kitchen

Double glazed window to front.

Kitchen/Living Room 18'00 x 9'01 (5.61m x 2.77m)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces. Stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker and fridge, plumbed for washing machine, double glazed rear window.

Bedroom one 11'04 x 7'05 (3.45m x 2.26m)

Double glazed window to front.

Bathroom 6'01 x 5'05 (1.85m x 1.65m)

3-piece white suite, panelled bath, electric shower over bath, pedestal wash hand basin, low level wc, double glazed window to rear, part tiling to walls, tiled flooring, extractor fan.

Garage

Single garage in block

TENURE

Lease, ground rent and maintenance details have been provided by the seller however the accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

BD007171/CM/PS/121121/V.1(amended 08.03.22 PS)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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