



7 Main Street North

Seghill Cramlington NE23 7SB

- First Floor Flat
- No Upper Chain
 - 2 Bedrooms
- Gas central Heating
- Local amenities closeby
- Central Village Location
- Spacious Lounge/Kitchen
 - Bathroom/WC
- UPVC Double Glazing

£69,995





Situated on Main Street North in Seghill, which is close to lots of local amenities including shops, school, doctor surgery and convenient for local transport links for commuting.

Briefly comprising Communal main entrance at the rear to the first floor, private UPVC double glazed door opening into a spacious 20Ft Lounge open plan to Kitchen which has wall and floor units and work surfaces incorporating sink unit with mixer tap, 2 Bedrooms and Shower/WC comprising of White suite of separate shower enclosure with electric shower, wash hand basin and low level WC.



Ideal first time purchase and or investment purchase. Also benefiting from gas central heating and UPVC double glazing, being sold with no upper chain.



Rear Entrance Door

Stairs to the first floor

Lounge

20'6 x 12'3

Kitchen

9'9 x 6'6

Bedroom 1

13'7 x 10'1

Bedroom 2


13'5 x 8'1


Bathroom

8'2 x 5'8



Local Authority Northumberland County Council
Council Tax Band A
EPC Rating
Tenure Leasehold

| Energy Efficiency Rating | | Current | Potential |
|--|----------------------------|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC |  | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|----------------------------|---|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | | |
| England & Wales | EU Directive 2002/91/EC |  | |



ML Estates Sales Office

27 Avenue Road, Seaton Delaval, Tyne
 And Wear, NE25 0DT

Contact

0191 237 60 60
 sd@mlestates.co.uk
 www.mlestates.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.