



74 Murrayfield

Seghill, Cramlington NE23 7TF

- Larger Style Link House
 - Lounge
 - Bathroom/w.c.
- Upvc Double Glazing
- No Upper Chain
- Two Bedrooms
- Fitted Kitchen
- Pleasant Location
- Gas Central Heating
- Freehold

£125,000





A great addition to the market for a first time buyer or an investor is this two bedroomed (larger style) mid link house. The property is situated in a pleasant quiet location yet close to amenities and good road links. The property is freehold and being offered with no upper chain. The accommodation briefly comprises Entrance Lobby, Fitted Kitchen with fitted units, Lounge with fireplace and sliding patio doors to lovely rear garden and stairs to the first floor where you will find Two Bedrooms and a bathroom/w.c. with white suite. Externally there is a lovely fenced rear garden with lawn and patio. Early viewing recommended.



Entrance Lobby

Lounge

14'6 x 14'1

Kitchen

10'4 x 10'1

Bedroom 1

14'10 x 9'1

Bedroom 2

11'8 x 7'12

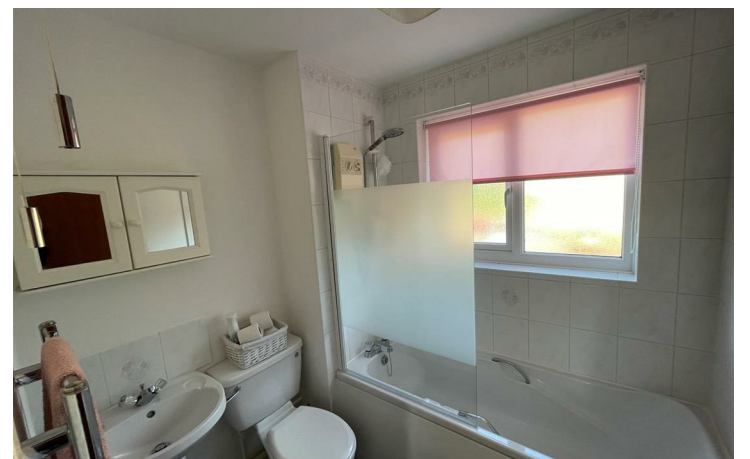
Bathroom/w.c.

Disclaimer

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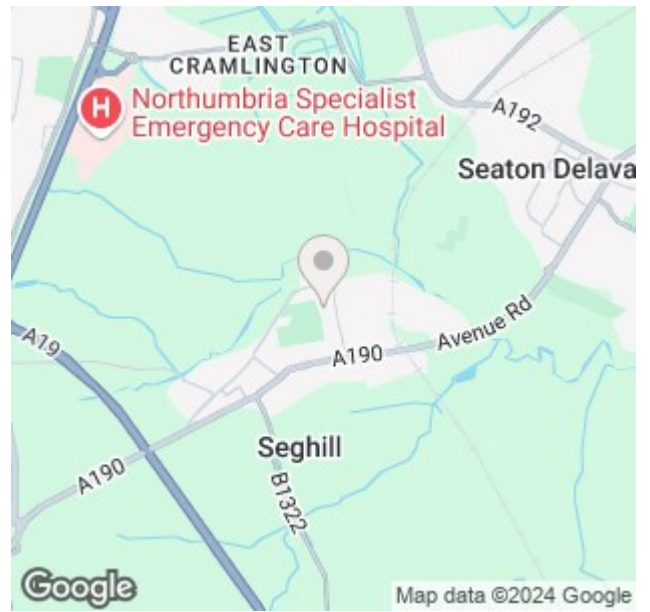
The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.



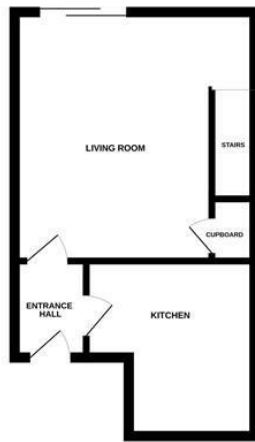
Local Authority Northumberland
Council Tax Band A
EPC Rating D
Tenure Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

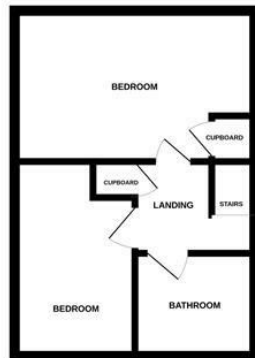
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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