



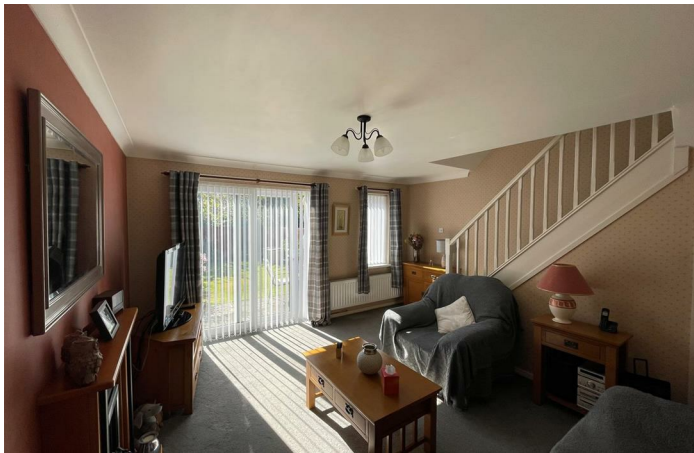
## 74 Murrayfield

Seghill, Cramlington NE23 7TF

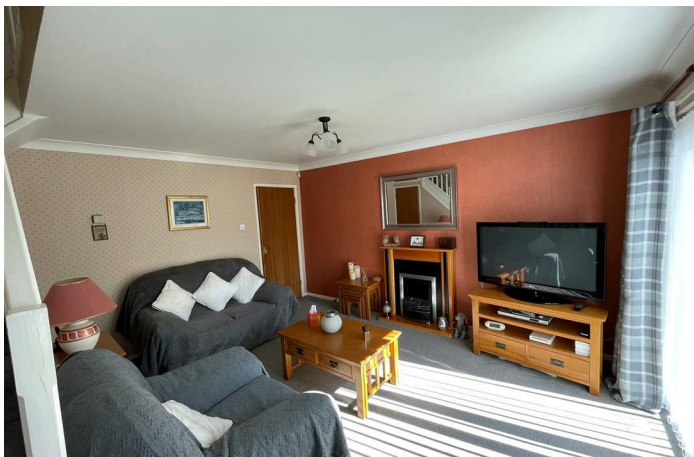
- Larger Style Link House
  - Lounge
  - Bathroom/w.c.
- Upvc Double Glazing
- No Upper Chain
- Two Bedrooms
- Fitted Kitchen
- Pleasant Location
- Gas Central Heating
- Freehold

**£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

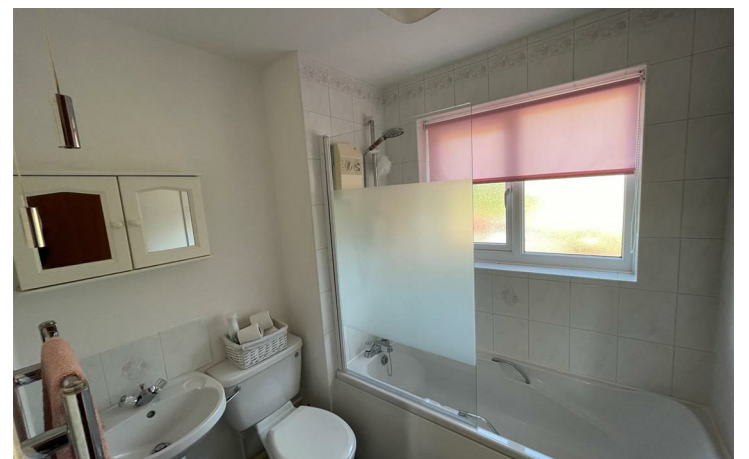
### Bathroom/w.c.

### Disclaimer

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

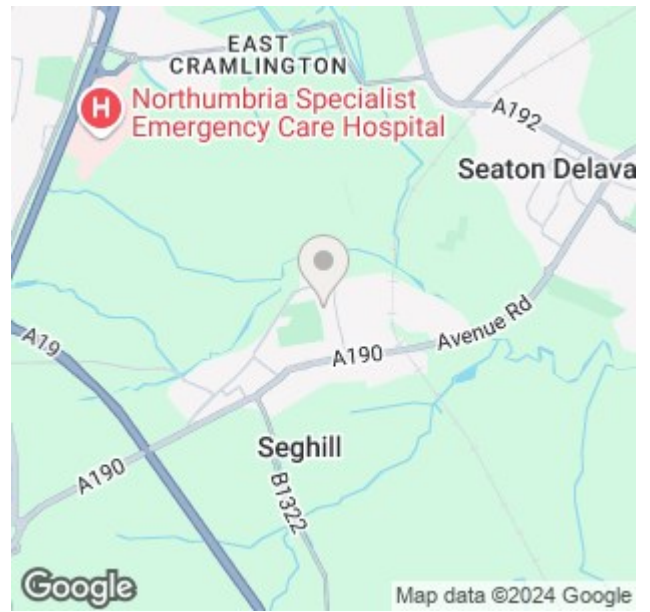
The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.



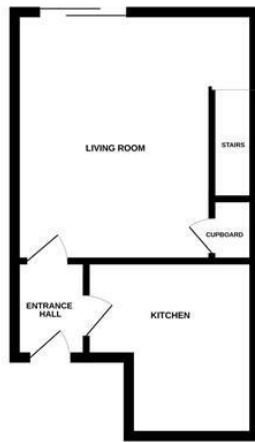
**Local Authority** Northumberland  
**Council Tax Band** A  
**EPC Rating** D  
**Tenure** Freehold

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

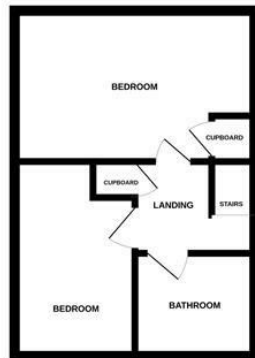
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England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