



1 Northcott Gardens Seghill, Cramlington NE23 7SY

- Ground Floor Flat
- Fitted Kitchen
- Shower Room/w.c.
- Popular Location
- Viewing Recommended
- Ready to move into
- Lounge/Diner
- Communal Garden Areas
- Ideal Investment
- Good First Time Buyer Purchase

£74,950





A ground floor flat offering excellent first time buyer/and or investment accommodation in the heart of Seghill. Internal viewing is recommended to fully appreciate this ready to move into property. The property comprises a Reception Hallway with storage cupboards, Lounge/Diner with modern electric fire and ample space for a table & chairs, fitted modern Kitchen with a good range of wall & floor units with contrasting work surfaces incorporating stainless steel sink unit, space for fridge/freezer, cupboard housing central heating boiler, One double Bedroom with sliding door wardrobes, Shower Room with a separate shower enclosure with mains shower, vanity handwash basin, low level w.c. Externally there is a garden area with storage areas and a further communal area to the rear.

There is UPVC double glazing and gas central heating.

Reception Hallway

Lounge/Diner

20'5 x 10'9 narrowing 7'3

Kitchen

10'3 x 6'1

Bedroom One

11'0 x 8'6 exc robes

Shower Room/w.c.

5'10 x 6'0

Externally

Disclaimer

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. The mention of any appliances and/or services within these does not imply that they are in full and efficient working order. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

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







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	74
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		
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(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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.