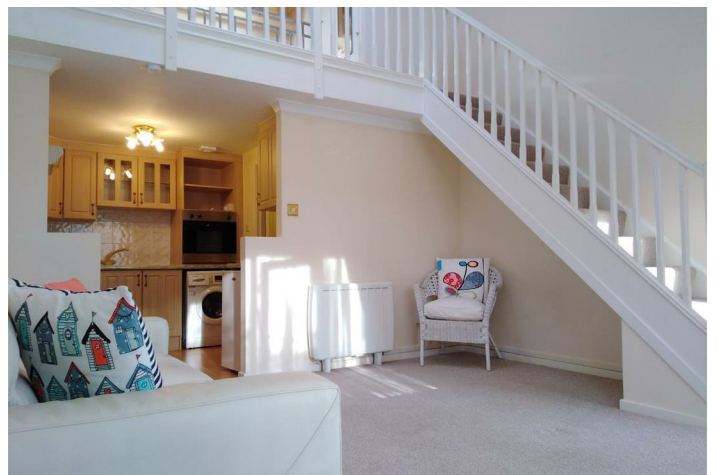




## 63 Murrayfield , Seghill NE23 7TF

- Gemini Apartment
  - Lounge
  - Bathroom
  - Parking
  - Electric Heating
- Popular Location
  - Kitchen
  - Gallery Bedroom
- UPVC double glazing
- No Upper chain

£94,950





Mid terraced Gemini apartment situated in popular location, close to all local amenities. Well presented throughout, the accommodation comprises: Lounge with stairs leading to first floor Bedroom, fitted kitchen with range of wall and base units, Bathroom with White suite of panelled bath with shower over, pedestal wash hand basin and low level WC, double bedroom with fitted wardrobes.

Also benefiting from electric heating, UPVC double glazing and NO UPPER CHAIN



### **ENTRANCE DOOR**

UPVC Front door into

### **LOUNGE**

13'1"

UPVC double glazed window to the front.

Staircase to bedroom, opening to kitchen.

### **KITCHEN**

7'10"

Fitted with a range of light wood wall and floor units, with roll top work surfaces, incorporating sink unit with mixer tap, ceramic hob, extractor, fridge, freezer, dishwasher and washing machine, tiling to walls.

### **BEDROOM**

9'3"

Velux window. Fitted robes in light lime effect wood to one wall, above bed and bedside cabinets, white sliding door cupboard with hot water tank.

### **BATHROOM WC**

7'11"

Comprising of panelled bath with electric shower, low level WC, pedestal hand wash basin, tiled walls, heated towel rail.

### **EXTERNALLY**

Parking.

A PROPERTY TO RENT?

IF YOU ARE THINKING OF MOVING HOUSE IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON 0191 237 6060.

OFFICE HOURS:

Monday - Friday 9:00am - 5:30pm

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We are contactable after hours on our social media pages and via email  
lettings@mlestates.co.uk

VIEWING: Viewing is strictly by appointment though:- ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT



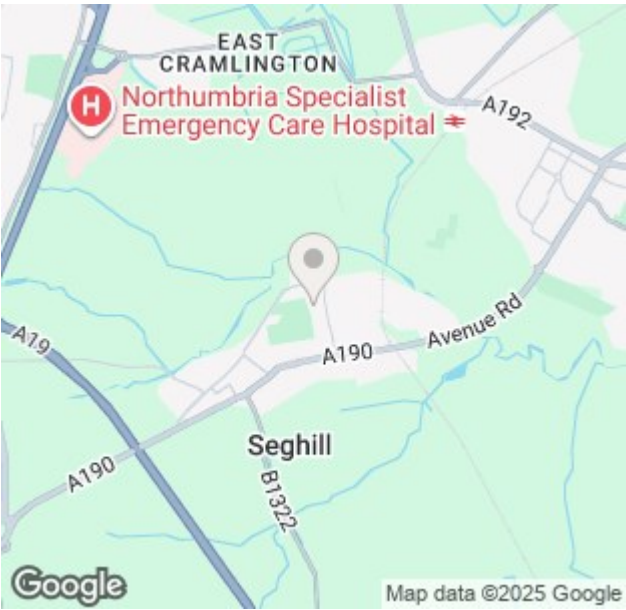




Local Authority Northumberland County Council  
Council Tax Band A  
EPC Rating E  
Tenure Leasehold

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		
	40	48
England & Wales		
	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		
	58	64
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.