

Accommodation

Ground Floor

First Floor

Landing with wood panelling to walls, upvc double glazed window, central heated radiator, loft access.

Living Room (Front) 16' 5" x 12' 2" (5.00m x 3.71m)

TV point, upvc double glazed window, central heated radiator.

Kitchen (Rear) 9' 9" x 9' 1" (2.97m x 2.77m)

Fitted with a range of wall and floor units incorporating a built in electric oven and gas hob with extractor fan. stainless steal single drainer sink unit, ceramic tiling to walls, built in cupboard, plumber for automatic washing machine, upvc double glazed window.

Bedroom 1 (Front) 12' 0" x 10' 5" (3.65m x 3.17m)

Range of built in wardrobes, large built in cupboard, wood panelling to walls, central heated radiator, upvc double glazed window.

Bedroom 2 (Rear) 8' 6" x 8' 3" (2.59m x 2.51m)

Wood panelling to walls, central heated radiator, upvc double glazed window.

Shower Room/WC

Fitted with a double shower enclosure and electric shower, pedestal wash hand basin, low level WC, central heated radiator, ceramic tiling to walls, upvc double glazed window.

External

Enclosed garden to the rear and a single car garage located in a nearby block.

Tenure

We are advised the property is leasehold with a remaining term of 128 years.

Council Tax Band - A

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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First Floor Flat

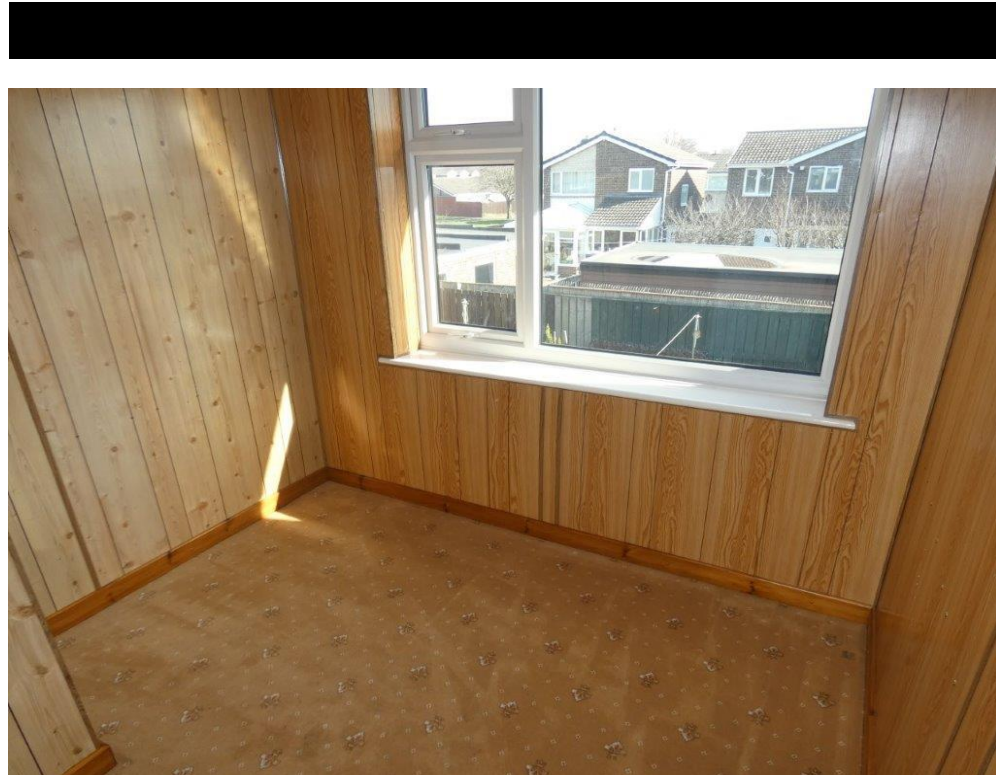
Two Bedrooms

Requires Some Updating

Gas Fired Radiator Central Heating

Leasehold - 128 Years Remaining

No Upper Chain



Available with no upper chain. This first floor flat occupies a pleasant position on a favored residential estate close to an extensive range of local amenities within Cramlington. The accommodation briefly comprises an entrance lobby with stairs to the first floor, a spacious living room to the front, two bedrooms, fitted kitchen and a shower room/wc. Externally there is a garden to the rear and a single car garage located in a nearby block. Whilst the property will benefit from some updating works it does house the advantages of gas fired radiator central heating, upvc double glazing and a lease, we are advised, having 128 years remaining. An excellent opportunity for a wide range of prospective buyers including those seeking a property for investment/development purposes.

