

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

12 SCOTT AVENUE NELSON VILLAGE CRAMLINGTON NE23 1HE



- CASH BUYERS ONLY DUE TO NO KITCHEN IN THE PROPERTY
- FREEHOLD PROPERTY
- COUNCIL TAX BAND A

- TWO BEDROOMS
- EPC RATING D
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

**Price £65,000**

# 12 SCOTT AVENUE NELSON VILLAGE CRAMLINGTON NE23 1HE

Situated on Scott Avenue in Nelson Village of Cramlington, this semi-detached house presents a unique opportunity for cash buyers seeking a project, the property features two bedrooms and a reception room.

While the house is currently in need of refurbishment, it holds great potential for those with a vision. The absence of a kitchen provides a blank canvas for creative minds to design a culinary space tailored to their preferences. This property is ideal for individuals or investors looking to make their mark.

Cramlington is known for its community spirit and convenient amenities, making it an attractive area for families and professionals alike. With local shops, schools, and parks within easy reach, this property is well-positioned to benefit from the vibrant surroundings.

In summary, this semi-detached house on Scott Avenue is a promising investment for cash buyers ready to embark on a refurbishment journey.

## GROUND FLOOR

### LOBBY

### LOUNGE

13'2 x 14'4 (4.01m x 4.37m)

Radiator, storage cupboard.



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## KITCHEN DINER

8'10 x 16'8 (2.69m x 5.08m)

Radiator, double glazed door to the rear.



## LANDING

### BEDROOM ONE

12'2 x 13'5 (3.71m x 4.09m)

Radiator.



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## BEDROOM TWO

8'8 x 11' (2.64m x 3.35m)

Radiator.



## BATHROOM

Bath, low level wc, wash hand basin, radiator.



## EXTERNALLY

### FRONT

Garden to the front.



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## REAR

Garden to the rear.



## STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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## **MATERIAL INFORMATION ASHINGTON**

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains  
Water Supply - Mains  
Sewerage Supply - Mains  
Heating - Mains GCH  
Broadband - Available (Ofcom Broadband checker Feb 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 12 Scott Ave  
<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

## **TENURE:**

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

## **VIEWING**

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/[ashington@rickard.uk.com](mailto:ashington@rickard.uk.com)

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MORTGAGE

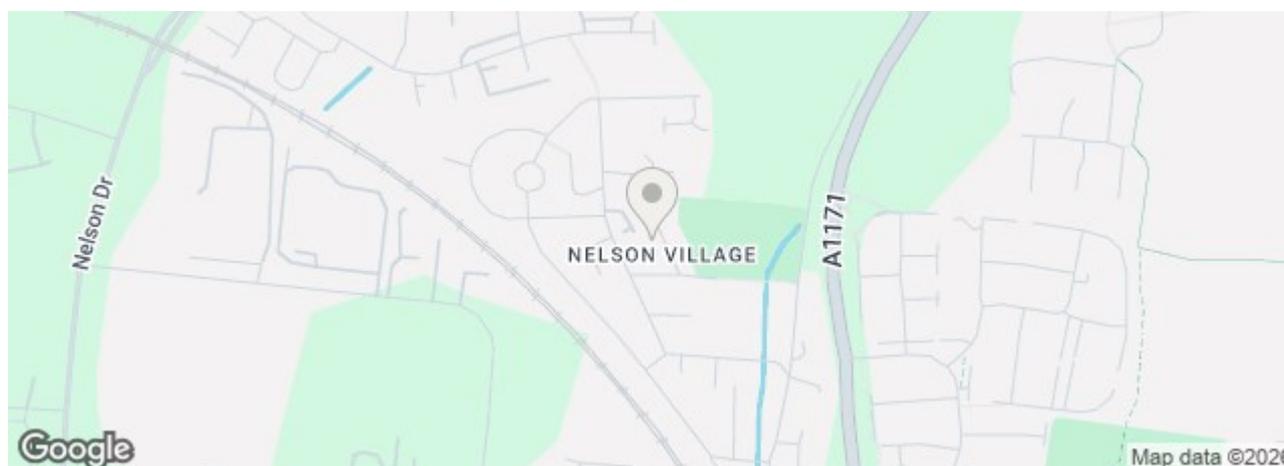
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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