



## 31 Dewley

Hall Close Grange, Cramlington NE23 6DS

- Ground Floor Flat
- Lounge/Kitchen
- Bathroom with shower over
- Garage to Rear
- Good Investment
- Popular Location
- One Double Bedroom
- Communal Garden Area
- Ideal First Time Purchase
- No Upper Chain

**£48,000**



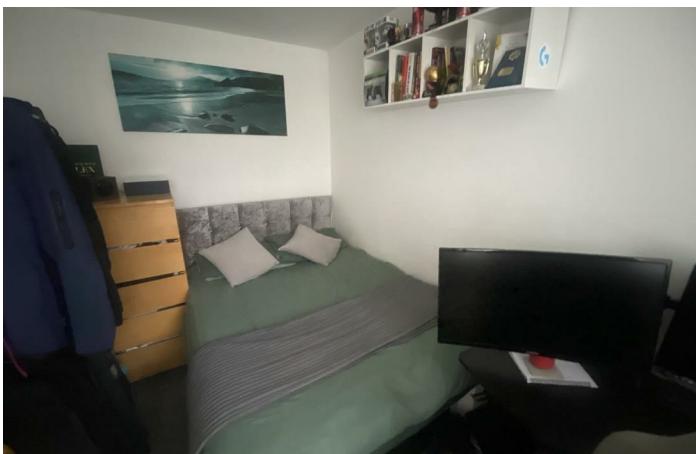


Situated in the popular area of Dewley, Cramlington, this ground floor flat presents an excellent opportunity for first-time buyers or investors seeking a promising rental opportunity.

Briefly comprising Entrance Lobby, Open Plan Lounge/Kitchen with a range of wall & floor units with work surfaces incorporating stainless steel sink unit, electric hob & oven, plumbing for automatic washing machine, storage cupboard, One Double Bedroom and Bathroom with white suite of panelled bath with electric shower over, washbasin and low level w.c.



Externally there are communal garden areas and garage to rear.



**Entrance Lobby**

**Lounge/Kitchen**

18'7 x 9'2

**Bedroom**

11'8 x 7'4

**Bathroom/w.c.**

**Externally**

**Disclaimer**

DISCLAIMER:

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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.

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

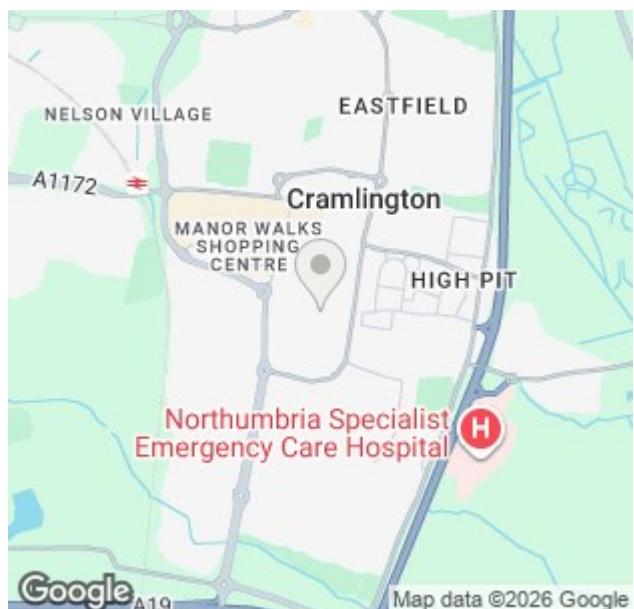
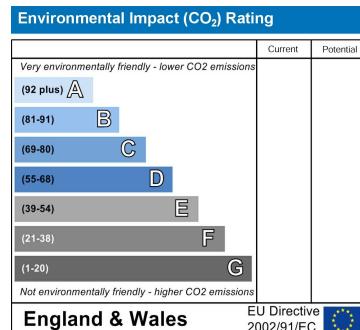
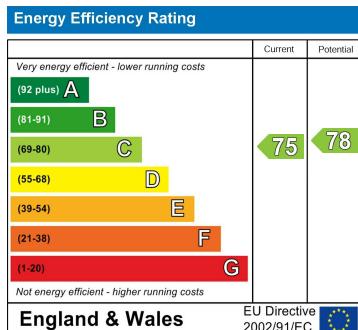


**Local Authority** Northumberland County Council

**Council Tax Band A**

**EPC Rating C**

**Tenure Leasehold**



**ML Estates Sales Office**

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