



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

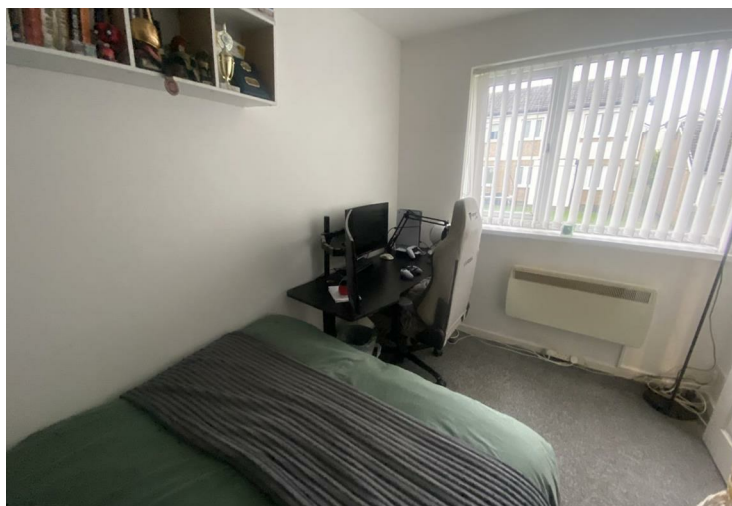
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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts



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

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		
	75	78
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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