



## 37 The Crescent

Seghill, Cramlington NE23 7SL

- Semi-detached house
- In need of some updating
- Ground floor Bathroom/WC
  - Large rear garden
  - No Upper chain
- Popular village location
- 17Ft Dining Kitchen
  - 3 Bedrooms
- Investment opportunity

**Offers Over £70,000**







Offered for sale by auction, investment opportunity.

The property requires some updating which is reflected in the price but excellent buy to let opportunity with potential of rental income of £695 pcm if not more. The accommodation comprises: Entrance Hallway, Lounge to the rear, 17 Ft Dining Kitchen with space for table and chairs, Ground floor Bathroom/WC, Three bedrooms, large garden to the rear. No Upper Chain

Situated in the popular village of Seghill, close to all local amenities and good schools, easy access to A19 and local train station in the nearby village of Seaton Delaval.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### Entrance Hallway

### Ground floor bathroom

8'11 x 4'7

### Dining Kitchen

17'9 x 8'6

### Lounge to the rear

11'7 x 13'0

### Rear Lobby

### Bedroom 1

18'4 x 8'10

### Bedroom 2

12'7 x 7'3

### Bedroom 3

9'5 x 9'6 including robes

### Externally

Large garden

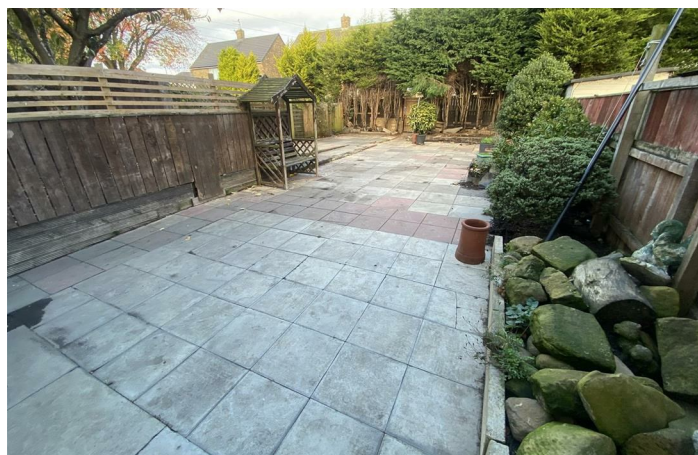
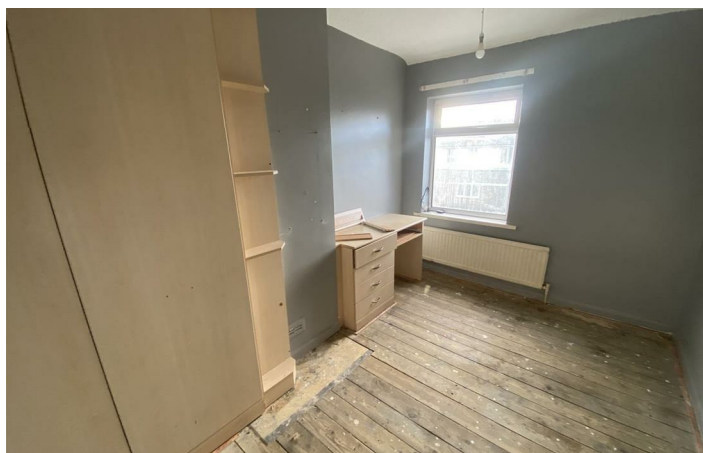
### Disclaimer

#### DISCLAIMER:

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Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

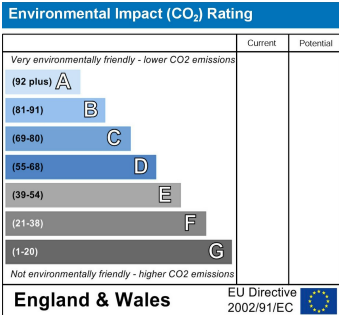
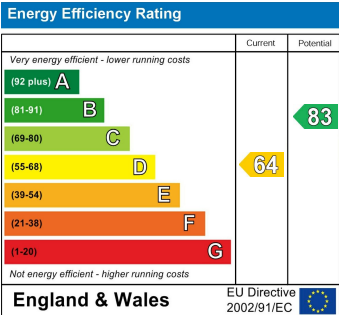
The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







Local Authority Northumberland  
Council Tax Band A  
EPC Rating D  
Tenure Freehold



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