



2 bed flat to buy in NE23

East View Avenue, Cramlington Village ,
Cramlington, Northumberland, NE23 1DY

£109,950

 x2  x1  x1

Tenure

Leasehold

Property features

- ✓ Upper Flat
- ✓ Formerly a three bedroom home
- ✓ Outdoor space
- ✓ Very Well Presented
- ✓ EPC Rating C

On Street parking

Chain free

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Teri Dunning
Cramlington

01670 568098
cramlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale is a delightful two bedroom flat situated in the sought-after residential location of Cramlington. Formerly a three bedroom flat, this property boasts a cosy and carefully-planned layout that maximises the use of space, making it an ideal first home or investment opportunity.

As soon as you step inside, you're greeted by a welcoming reception room, offering an inviting atmosphere for relaxation or entertainment.

The property comprises two bedrooms, ample living space, and a modern shower room. The bedrooms are well proportioned with a shower room is designed with a contemporary aesthetic.

The property is located within a lovely village location while being conveniently close to shops, schools and transport links, making it an excellent choice for individuals or small families. This flat not only offers an enviable location but also combines comfort and simplicity that is sure to impress any potential homeowner.

Please don't hesitate to get in touch if you would like to organise a viewing or require any additional information. On behalf of Pattinson Estate Agents, we look forward to showing you around this fantastic property.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 988

Price: No Upper Chain £109,950

Property Type: Flat

USPs: Chain free

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Entrance Hallway

Stairs to first floor landing.



Living room

4.54m x 3.77m (14'10" x 12'4")

Double glazed window, central heating radiator.



Kitchen

3.11m x 1.88m (10'2" x 6'2")

Fitted with a range of wall and base units with complementary work surfaces, sink with drainer and mixer tap, integrated electric oven with gas hob and extractor, double glazed window.



Bathroom

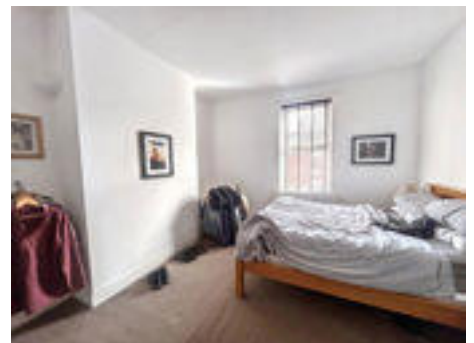
Fitted with a low level wc, hand wash basin, shower cubicle. Double glazed frosted window central heating radiator. Plumbed for washing machine housed in cupboard.



Bedroom One

4.29m x 3.87m (14'0" x 12'8")

Double glazed window, central heating radiator.



Bedroom Two

2.79m x 2.23m (9'1" x 7'3")

Double glazed window, central heating radiator.



Bedroom Three

Open aspect to the living room, double glazed window, central heating radiator.



Externally

Externally there is an enclosed yard to the rear with gated access.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

East View Avenue, Cramlington Village , Cramlington, Northumberland, NE23 1DY

Contact your local branch today for more information on this property:

**Blagdon House Smithy Square, Cramlington, Northumberland, NE23 6QL, Tel: 01670 568098,
cramlington@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

