



## 1 bed bungalow to buy in NE23

Murrayfield, Seghill, Cramlington,  
Northumberland, NE23 7TF

# £89,950

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ No onward purchase
- ✓ Well presented
- ✓ Gemini bungalow
- ✓ Solar panels
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Electric

## Arrange a viewing

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Cramlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A beautifully presented one-bedroom Gemini bungalow with a unique mezzanine bedroom, offering stylish and well planned accommodation throughout.

The property features a spacious lounge, a modern fitted kitchen, and a contemporary bathroom. It also benefits from solar panels and upgraded energy-efficient storage heaters, helping to reduce running costs.

Outside, there is the added convenience of allocated parking, gated storage area and a private seating area, making this an ideal home for first-time buyers, those looking to downsize, or investors.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 966

Annual Ground Rent Amount: £35.00

Price: £89,950

Property Type: Bungalow

Parking: Allocated

Heating: Electric

## Living Room

3.78m x 3.94m (12'4" x 12'11")



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## Kitchen

2.24m x 2.30m (7'4" x 7'6")



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## Bathroom

2.29m x 1.40m (7'6" x 4'7")



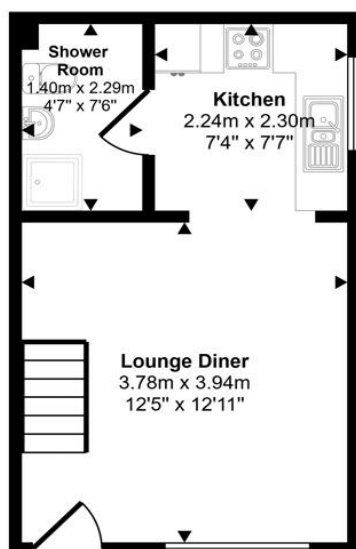
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## Bedroom

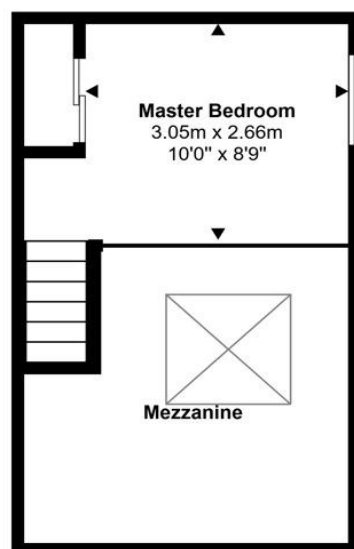
3.05m x 2.66m (10'0" x 8'8")



Approx Gross Internal Area  
35 sq m / 380 sq ft

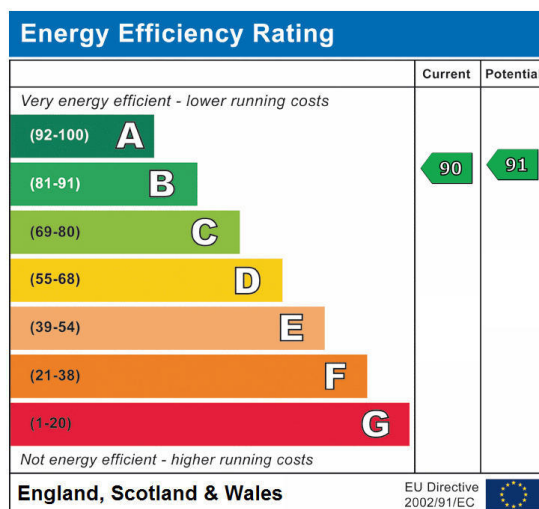


Ground Floor  
Approx 24 sq m / 260 sq ft



First Floor  
Approx 11 sq m / 120 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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cramlington@pattinson.co.uk, www.pattinson.co.uk**

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