## 2 bed semi-detached house to buy in NE23

Scott Avenue, Nelson Village, Cramlington, Northumberland, NE23 1HE

# £95,000

x 2 x 1 x 1

Tenure

**Freehold**

Driveway parking

Garden

## Property features

- Semi Detached
- Two Double Bedrooms
- Off Street Parking
- Generous Rear Garden
- EPC Rating D

## Key Information

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

## Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

Delighted to introduce to you this charming 2-bedroom semi-detached house, nestled within the desirable community of Nelson Village, Cramlington. The property is available for a Residential Sale and presents a fantastic opportunity to create your dream home.

Upon entering the property, you are greeted by a welcoming reception area which serves as the heart of the home and is ideal for both entertaining guests and family living. It is spacious and can accommodate different types of furniture configurations assured to meet your needs.

The house boasts two generously sized bedrooms. There is one bathroom designed for both functionality and style.

The property is enhanced by the local amenities, including a variety of shops, schools and recreational facilities within reach. It also benefits from being easily accessible to public transport links, making commuting stress-free and straightforward.

This semi-detached house is perfect for those looking to make their mark with some personal touches. It presents a valuable investment opportunity with its potent combination of a captivating interior layout and a coveted location.

Early viewing is highly recommended to fully appreciate the appeal of this home in Nelson Village, Cramlington. This charming property opportunity won't be available for long, so get in touch to arrange a viewing. Don't miss this chance to own a piece of real estate in one of the sought-after locations in the UK.

Council Tax Band: A

Tenure: Freehold

Price: £95,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Construction materials: Brick and block

Roofing type: Asphalt shingles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

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, central heating radiator.

## Lounge

*4.05m x 3.96m (13'3" x 12'11")*

Double glazed window, central heating radiator.

## Kitchen

*5.18m x 1.73m (16'11" x 5'8")*

Fitted with a range of wall and base units with complementary work surface, sink with drainer and mixer tap, plumbed for washing machine, space for cooker, double glazed windows, central heating radiator, door to rear garden.

## Stairs To First Floor

## Bedroom One

*4.13m x 3.18m (13'6" x 10'5")*

Double glazed window, central heating radiator, storage cupboard with hanging rails.

## Bedroom Two

*3.07m x 2.59m (10'0" x 8'5")*

Double glazed window, central heating radiator.

## Bathroom

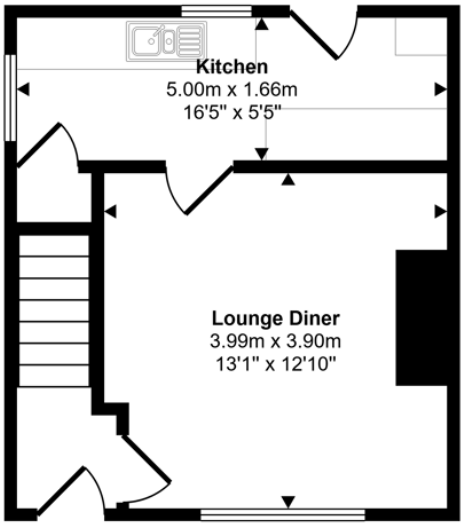
*1.93m x 1.65m (6'3" x 5'4")*

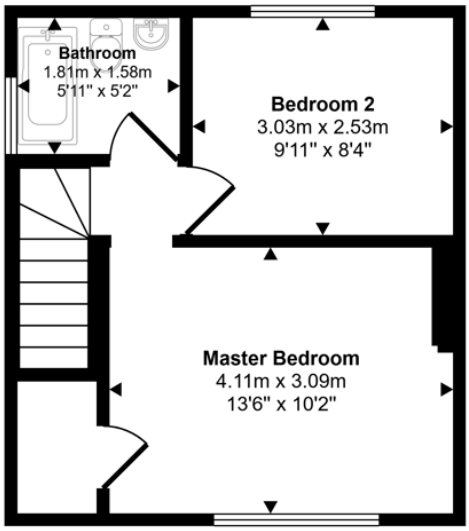
Fitted with a panelled bath, hand wash basin, low level wc, central heating radiator, double glazed window.

## Externally

Externally there is a generous garden to the rear with lawn and decked ares. To the front there is a driveway for off street parking.

**Approx Gross Internal Area**
**58 sq m / 622 sq ft**

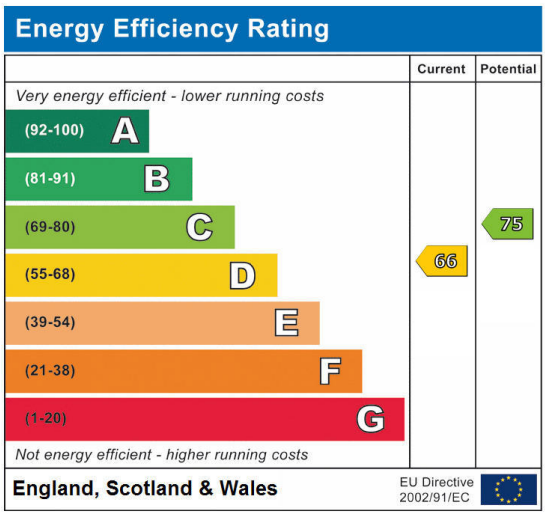



Ground Floor
**Approx 28 sq m / 306 sq ft**

First Floor
**Approx 29 sq m / 316 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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