



3 bed terraced house to buy in

Green Crescent, Dudley, Cramlington,
Tyne and Wear, NE23 7JS

£70,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Driveway parking

Property features

- ✓ Three bedroom home
- ✓ Good location near shops and amenities
- ✓ Garden and driveway
- ✓ Great rental potential
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Teri Dunning
Cramlington

01670 568098
cramlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Located in the heart of Dudley, this three-bedroom property offers a fantastic opportunity for buyers seeking a project or a strong addition to their investment portfolio. With an attractive garden and a private driveway that accommodates two cars, this home promises both convenience and potential.

Inside, the property is in need of updating, providing a chance to refurbish and make the space your own. Whether you are looking for your next family home or an ideal buy-to-let investment, this property ticks all the right boxes. With a potential rental return of £800 per calendar month, it presents a promising prospect for landlords seeking solid yields in a popular area.

Situated close to an array of local amenities, the home is ideally positioned for easy access to Dudley's bustling town centre, reputable schools, and excellent transport links. The area boasts a range of shops, eateries, and leisure facilities, making everyday living both enjoyable and convenient.

Don't miss this exciting opportunity for a rewarding investment. Book your viewing today and discover the potential this property holds.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Terraced House

Parking: Driveway

Heating: Gas

Entrance hallway

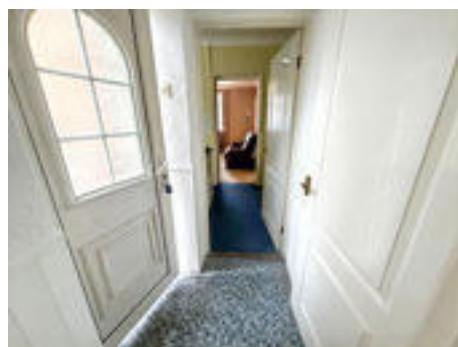
Living Room



Kitchen/dining



Inner hall



Bathroom



Landing



Bedroom 1



Bedroom 2



Bedroom 3

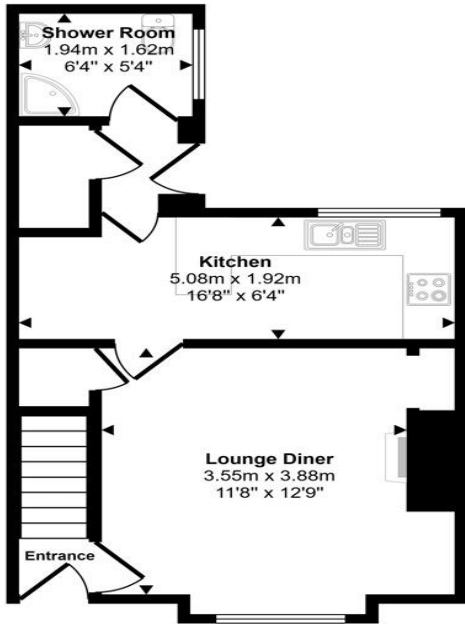
Garden



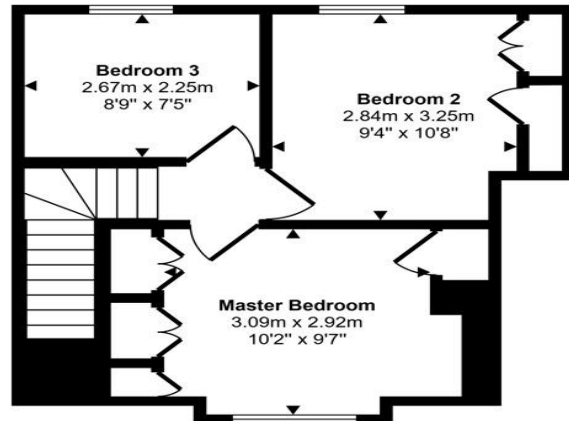
Garden



Approx Gross Internal Area
72 sq m / 774 sq ft



Ground Floor
Approx 37 sq m / 397 sq ft



First Floor
Approx 35 sq m / 377 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Green Crescent, Dudley, Cramlington, Tyne and Wear, NE23 7JS

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.

