

2 bed bungalow to buy in NE23

Gisburn Court, Cramlington,
Northumberland, NE23 3LF

£127,500

x 2 x 1 x 1

Tenure

Leasehold

Off Street parking

Property features

- 75% share available
- Exclusively for buyers aged 55 and over
- Two-bedroom bungalow
- Driveway providing off-street
- EPC Rating C

Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

Teri Dunning
Cramlington

01670 568098
cramlington@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

OVER 55s | 75% SHARE | NO RENT PAYABLE

Pattinson Estate Agents are pleased to welcome to the market this two-bedroom bungalow on Gisburn Court, Cramlington, offered for sale as a 75% share for buyers aged 55 and over. No rent is payable on the remaining share.

The accommodation is arranged on one level and comprises an entrance hallway, a spacious living room with direct access to the rear garden, a fitted kitchen, two bedrooms and a bathroom. The second bedroom offers flexibility for use as a home office or hobby room.

Externally, the property has a lawned front garden and a driveway providing off-street parking. To the rear is an enclosed garden with a lawn, established planting, a paved pathway and a timber shed.

The charges provided are:

Service charge: £46.12

Maintenance charge: £38.06

Insurance, paid monthly in advance: £31.55

Supporting costs: £13.94

Rent: £0

For further information or to arrange a viewing, contact Pattinson Estate Agents' Cramlington branch on 01670 568098 or email cramlington@pattinson.co.uk.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 73

Price: £127,500

Property Type: Bungalow

Parking: Off Street

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External

To the front, the property has a lawned garden and a driveway providing off-street parking, with a path leading to the entrance.



Hallway

The front door opens into a welcoming hallway, which provides access to the rooms throughout the bungalow. Finished with carpeted flooring and a radiator.



Living Room

4.25m x 3.92m (13'11" x 12'10")

A generous living room with plenty of space for both seating and dining furniture. A window and glazed door bring in natural light and provide views of, and direct access to, the rear garden. The room also benefits from carpeted flooring and a radiator.



Kitchen

2.44m x 4.22m (8'0" x 13'10")

Fitted with a range of wood-effect wall and base units, complementary work surfaces and tiled splashbacks. The kitchen includes a sink positioned beneath the window, a freestanding cooker and space for additional appliances. There is also a radiator.



Bedroom 1

3.80m x 2.76m (12'5" x 9'0")

A spacious bedroom offering room for a double bed and additional furniture. It has a window, carpeted flooring and a radiator.



Bedroom 2

3.07m x 2.36m (10'0" x 7'8")

A second bedroom with a window, carpeted flooring and a radiator. This room would also lend itself well to use as a home office, dressing room or hobby room.



Bathroom

1.65m x 2.07m (5'4" x 6'9")

The bathroom is fitted with a panelled bath with an electric shower over, a pedestal wash basin and a WC. Tiling surrounds the bath, while a frosted window provides natural light and privacy.

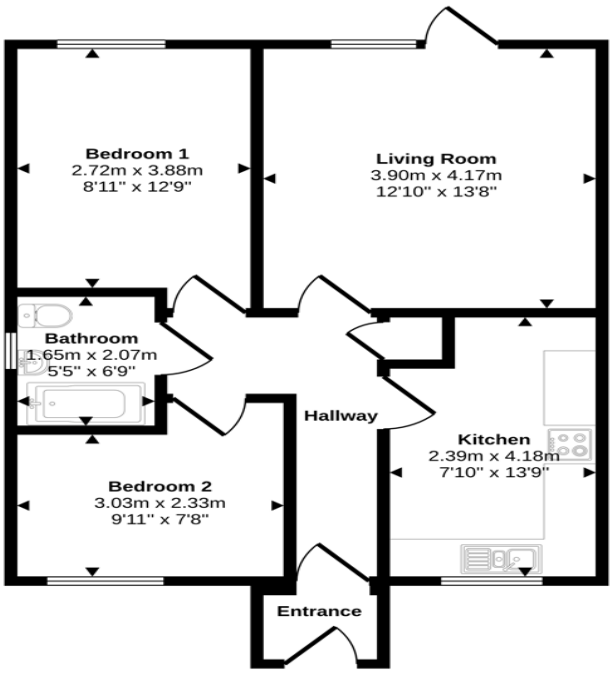


Garden

The rear garden is laid mainly to lawn, with established shrubs and planting adding colour and privacy. A paved path leads through the garden, which also includes a timber shed.

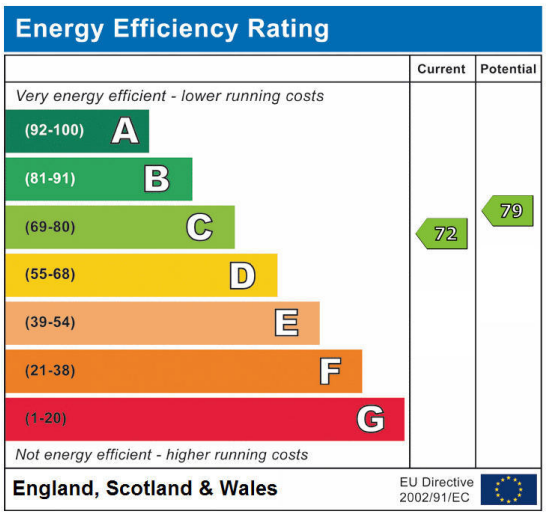


Approx Gross Internal Area
59 sq m / 637 sq ft



Floorplan

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.



Gisburn Court, Cramlington, Northumberland, NE23 3LF

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

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