



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

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

**£135,000**

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Great location
- ✓ Two bedrooms
- ✓ Driveway
- ✓ West facing garden
- ✓ EPC Rating C

Driveway parking

## Key Information

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

## Description

A well presented, two bedroom semi-detached home situated in the popular Nelson Village in Cramlington. Ideally located close to Cramlington train station, local shops and well regarded schools, this property is perfect for first time buyers, small families or investors.

The accommodation comprises of an entrance hallway, spacious lounge, and fitted kitchen with patio doors leading to a west facing rear garden — ideal for enjoying afternoon and evening sunshine.

To the first floor are two good sized bedrooms and a family bathroom.

Externally, the property benefits from a driveway to the front providing off-street parking, along with an enclosed rear garden.

Early viewing is highly recommended.

Council Tax Band: A

Tenure: Freehold

Price: £135,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Living Room



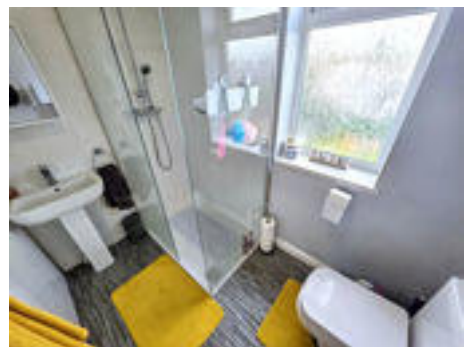
## Kitchen



## Bedroom 1



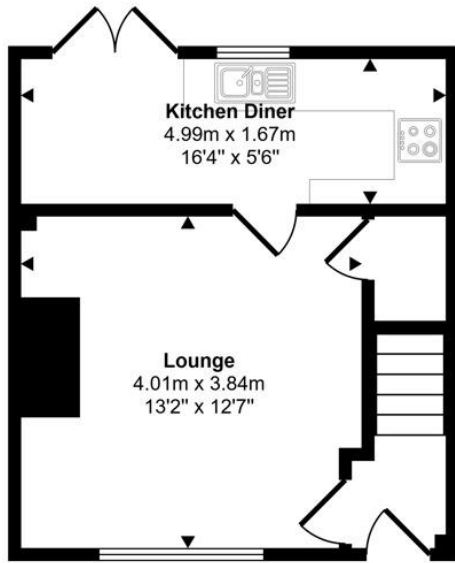
## Bathroom



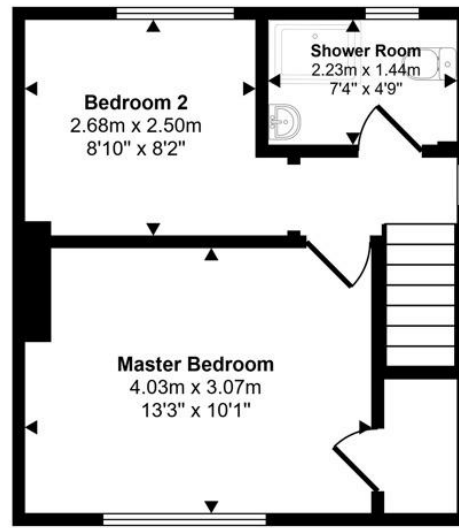
## Bedroom 2



Approx Gross Internal Area  
57 sq m / 613 sq ft



Ground Floor  
Approx 28 sq m / 303 sq ft



First Floor  
Approx 29 sq m / 310 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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