



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

Nelson Avenue, Nelson Village, Cramlington, Northumberland, NE23 1HQ

# £110,000

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Semi Detached
- ✓ Two Bedrooms
- ✓ Gardens Front And Rear
- ✓ Off Street Parking
- ✓ EPC Rating C

Allocated parking

Garden

## Key Information

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

## Description

Delightful semi-detached residence offered for sale in the charming Nelson Village, Cramlington. This traditional two-bedroom home boasts ample space and light-filled rooms, making it a perfect choice for a range of discerning buyers.

Upon entrance, you will firstly encounter a welcoming reception area, ideal for relaxation and entertainment. Venturing further into the property, you'll be greeted by two well-proportioned and commodious bedrooms, offering exceptional living space and a warm, homelike atmosphere. The bedrooms are pleasingly decorated and well-maintained, ready for the new owners to personalise to their taste.

The property also features a generous bathroom, equipped with modern fixtures and fittings, creating a functional and convenient space for your daily routines.

This charming property is located in the heart of the desirable Nelson Village. The village itself offers an excellent variety of local amenities and good transport links, providing easy access to Cramlington and surrounding areas.

In conclusion, this appealing two-bedroom, semi-detached property in Nelson Village, Cramlington is sure to attract considerable interest. We highly recommend prompt viewings to fully appreciate the accommodation on offer and to avoid disappointment.

(Note: All interested parties are advised to conduct their own surveys and inquiries before entering into any agreement.)

Council Tax Band: A

Tenure: Freehold

Price: £110,000

Property Type: Semi-detached house

USPs: Garden

Parking: Allocated

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

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

Stairs to first floor.

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## Lounge

4.28m x 4.06m (14'0" x 13'3")

Double glazed window, central heating radiator



## Kitchen Diner

5.05m x 2.41m (16'6" x 7'10")

Fitted with a range of wall base and drawer units with complementary work surfaces, plumbed for washing machine, spoke for cooker. Double glazed window, central heating radiator.



## Stairs To First Floor

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## Bedroom One

3.66m x 3.42m (12'0" x 11'2")

Double glazed window, central heating radiator, storage cupboard



## Bedroom Two

3.34m x 2.53m (10'11" x 8'3")

Double glazed window, central heating radiator.



## Bathroom

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




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## Externally

Externally to the rear is a generous garden mainly laid to lawn with fenced boundaries, to the front is a garden with driveway for off street parking





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(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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