



## 1 bed lower flat to buy in NE23

Bog Houses, Cramlington,  
Northumberland, NE23 3JG

**£89,950**

 x1  x1  x1

Tenure

**Leasehold**

Driveway parking

## Property features

- ✓ No onward purchase
- ✓ Double bedroom
- ✓ Beautifully presented home
- ✓ Generous accommodation
- ✓ EPC Rating C

## Key Information

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

## Description

Located on the semi-rural outskirts of Cramlington, this beautifully presented property offers generous living accommodation and a rare blend of modern comfort with charm and features such as high ceilings. Benefitting from a peppercorn lease with no ground rent to pay, this is an attractive purchase for first time home buyers.

Step inside to discover spacious, versatile interiors finished to an excellent standard throughout.

The accommodation includes a practical porch, a spacious living room, breakfasting kitchen, double bedroom and a sleek modern bathroom serves the property, providing a touch of luxury to everyday living.

To the rear, you'll find a private garden complete with a lovely decking area, making it an inviting spot for outdoor dining or simply soaking up the peaceful atmosphere. For added convenience, a dedicated driveway provides secure off-street parking.

Located within easy reach of Cramlington's amenities yet enjoying the tranquillity of a semi-rural setting, the property is ideally positioned for those who appreciate countryside walks without sacrificing access to local shops, schools, and transport links. Nearby scenic paths offer the opportunity for leisurely walks from your doorstep.

This well-presented home is ready to welcome its next owners. Arrange a viewing today to experience its unique setting and attractive features for yourself.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 999

Price: £89,950

Property Type: Lower Flat

Parking: Driveway

Heating: Gas

## Porch



## Living Room



## Kitchen



## Hallway



## Bedroom 1



## Bathroom

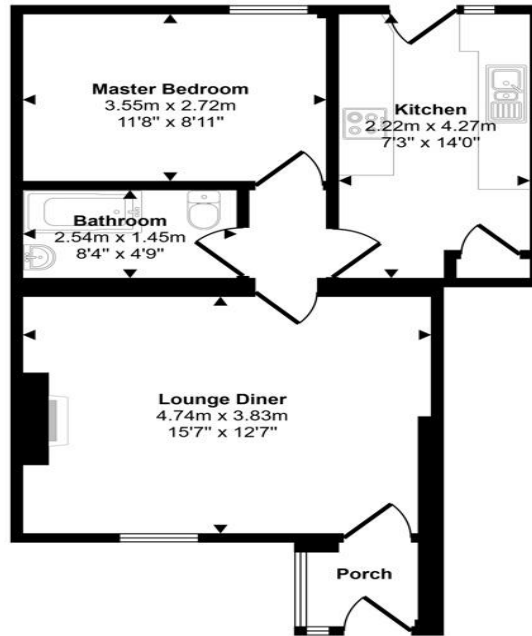


---

## External



Approx Gross Internal Area  
47 sq m / 508 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.

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>	73	74
(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	

Bog Houses, Cramlington, Northumberland, NE23 3JG

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

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

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.

