



Nelson Avenue Cramlington

Sitting within Nelson Village in the very popular town of Cramlington, this nicely proportioned two-bedroom house offers good sized rooms and is perfect for first-time buyers or downsizing alike. Cramlington continues to appeal to many, offering great facilities and this home sits only a short distance from the railway station and local shopping centre.

On entering, you will find a small entrance hallway with stairs to the first floor and access to the lounge and kitchen. The lounge overlooks the front and leads to a good-sized kitchen/dining area with access to the enclosed rear garden. To the first floor, there are two good-sized bedrooms and a nicely fitted modern family bathroom with an attractive freestanding roll-top bath.

The front of the property is attractively block-paved and offers off-street parking for multiple cars. The rear west-facing garden is a mix of lawn and patio space and houses the single garage - handy for additional storage.

To book your viewing please call our Bedlington Branch today.

£115,000



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Nelson Avenue

Cramlington, NE23 1HQ

Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, double radiator.

Lounge 13.22ft into recess x 14.12ft (4.02m x 4.30m)

Double glazed window to front, double radiator, laminate flooring

Kitchen 16.60ft x 8.05ft (5.05m x 2.45m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in gas double oven, gas hob with extractor fan above, space for fridge freezer, plumbed for washing machine, laminate flooring, double glazed door to rear.

Bedroom One 13.31ft x 11.28ft (4.05m x 3.43m)

Double glazed window to front, double radiator, built in cupboard.

Bedroom Two 10.94ft x 8.29ft (3.33m x 2.52m)

Double glazed window to rear, single radiator.

Bathroom 7.55ft x 7.91ft (2.30m x 2.41m)

Three piece white suite comprising of; roll top free standing bath, pedestal wash hand basin, low level wc, spotlights, double glazed window to rear, heated towel rail, tiled walls, tiled flooring, extractor fan.

External

Block paved driveway, parking for multiple cars. Rear garden laid mainly to lawn, patio area, water tap, west facing.

Garage

In rear garden, single garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: driveway to front

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: E

BD008391J/SO18.02.25.V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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