



## 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
- ✓ Off Street Parking
- ✓ Generous Rear Garden
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

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

## Description

We are pleased to bring to market this two-bedroom, semi-detached house situated in the tranquil community of Nelson Village, Cramlington.

This well-proportioned property offers an excellent balance of sleeping and living spaces, comprised of two good-sized bedrooms, wet room, and an inviting reception room.

Situated in a highly desirable location in Nelson Village, this prime piece of real estate benefits from local amenities such as close proximity to schools, recreational parks, shopping centres, eateries, and a tight-knit community vibe.

This property offers an excellent opportunity for those seeking the comfort of suburban living while still being conveniently located regarding transport connections.

Don't miss out on the chance to make this charming property your own. Get in touch with us at Pattinson Estate Agents for more information or to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £110,000

Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: Driveway

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

Coalfield or mining area: 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

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance

Stairs to first floor.

---

## Lounge

4.27m x 4.09m (14'0" x 13'5")

Double glazed window, central heating radiator.

---



## Kitchen Diner

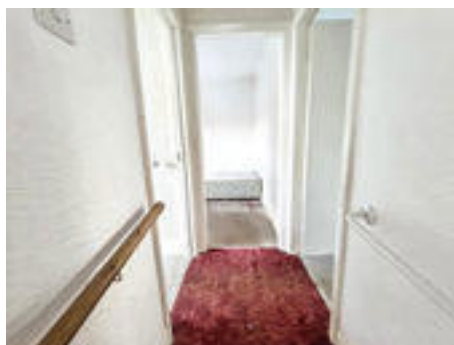
5.07m x 2.47m (16'7" x 8'1")

Fitted with a range of wall drawer and base units with complementary work surface, integrated gas hob with electric oven and extractor, sink with drainer and mixer tap, plumbed for washing machine, central heating radiator, double glazed window.

---



## Stairs To First Floor



## Bedroom One

4.05m x 3.43m (13'3" x 11'3")

Double glazed window, central heating radiator.

---



## Bedroom Two

3.33m x 2.25m (10'11" x 7'4")

Double glazed window, central heating radiator.

---



## Wet Room

2.30m x 2.41m (7'6" x 7'10")

Fitted with low level wc, hand wash basin, wall mounted shower, central heating radiator, double glazed frosted window.



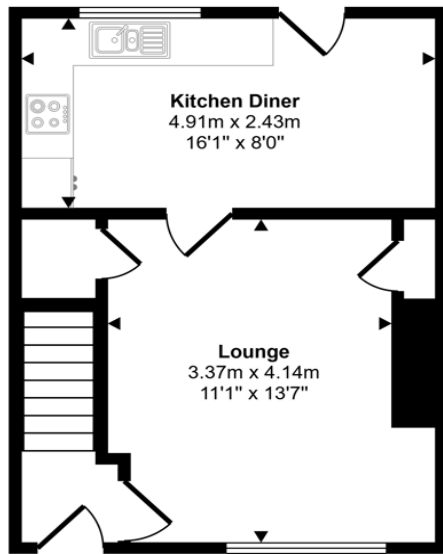
---

## Externally

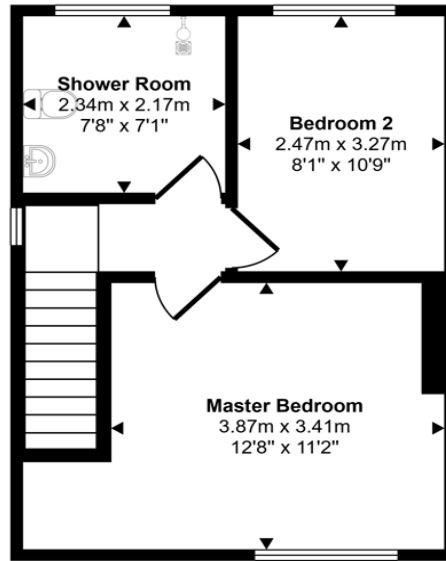
Garden to front with off road parking, generous size rear garden.



Approx Gross Internal Area  
67 sq m / 719 sq ft



Ground Floor  
Approx 33 sq m / 351 sq ft



First Floor  
Approx 34 sq m / 368 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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

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

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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.

