



3 Laycock Gardens , Seghill NE23 7SU

- Ground Floor Flat
- Popular Location
- Communal Gardens
- 14ft Lounge
- UPVC Double Glazing
- One Double Bedroom
- Fitted Kitchen
- Currently tenanted
- Bathroom/WC
- Gas Central Heating

Offers In The Region Of £45,000





Great investment opportunity, currently tenanted paying £450pcm

This GROUND FLOOR FLAT comprises of:- hallway, lounge, kitchen with built in oven and hob, DOUBLE BEDROOM, bathroom with White suite, communal gardens.

There is UPVC DOUBLE GLAZING & GAS CENTRAL HEATING.



ACCOMMODATION

Double glazed entrance door.

ENTRANCE HALLWAY

Central heating radiator.

LOUNGE

14'7" x 11'8"

Two UPVC double glazed window to the front elevation, two storage cupboards, one housing central heating boiler, laminate flooring.

BEDROOM ONE

10'0" x 8'0"

UPVC double glazed window to the rear, laminate flooring, central heating radiator.

KITCHEN

10'6" x 6'0"

UPVC double glazed window to the rear elevation, fitted with wall and floor units with roll top work surfaces incorporating stainless steel sink unit with mixer tap, breakfast bar, tiled splashbacks, central heating radiator, gas hob, electric oven, extractor fan.

BATHROOM

Comprising panelled bath with electric shower over, wash hand basin, low level WC, partially tiled walls, central heating radiator, two UPVC Double glazed window to the rear elevation.

COMMUNAL GARDEN AREAS

VIEWING ARRANGEMENTS

OFFICE HOURS:

Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email
lettings@mlestates.co.uk

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT



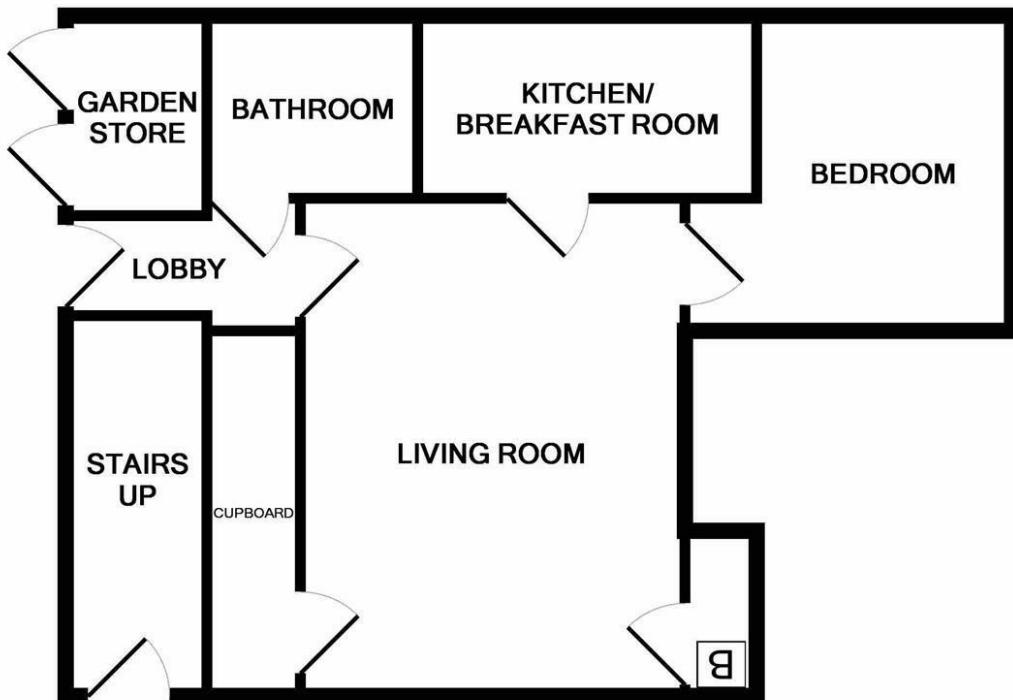
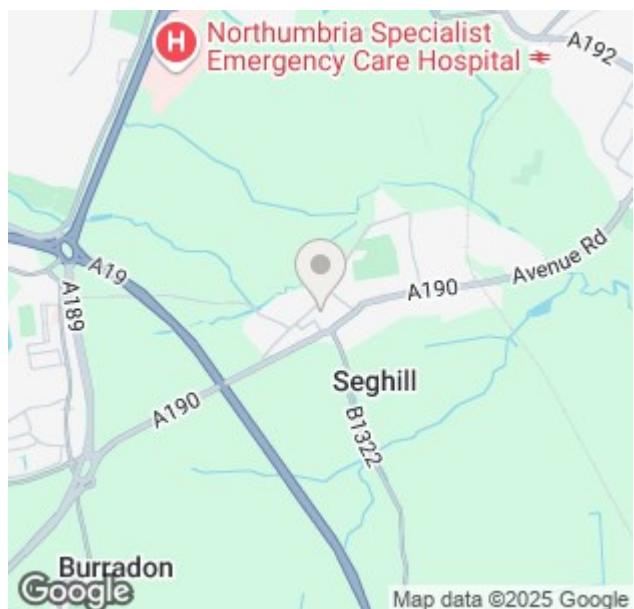




Local Authority Northumberland County Council
Council Tax Band A
EPC Rating C
Tenure Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	69	76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	69	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 489 SQ.FT. (45.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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