



## 37 The Crescent

Seghill, Cramlington NE23 7SL

- Semi-detached house
- In need of some updating
- Ground floor Bathroom/WC
  - Large rear garden
  - No Upper chain
- Popular village location
- 17Ft Dining Kitchen
  - 3 Bedrooms
- Investment opportunity

**Offers Over £70,000**





Offered for sale by auction, investment opportunity.

The property requires some updating which is reflected in the price but excellent buy to let opportunity with potential of rental income of £695 pcm if not more. The accommodation comprises: Entrance Hallway, Lounge to the rear, 17 Ft Dining Kitchen with space for table and chairs, Ground floor Bathroom/WC, Three bedrooms, large garden to the rear. No Upper Chain

Situated in the popular village of Seghill, close to all local amenities and good schools, easy access to A19 and local train station in the nearby village of Seaton Delaval.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### Entrance Hallway

### Ground floor bathroom

8'11 x 4'7

### Dining Kitchen

17'9 x 8'6

### Lounge to the rear

11'7 x 13'0

### Rear Lobby

### Bedroom 1

18'4 x 8'10

### Bedroom 2

12'7 x 7'3

### Bedroom 3

9'5 x 9'6 including robes

### Externally

Large garden

### Disclaimer

#### DISCLAIMER:

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.



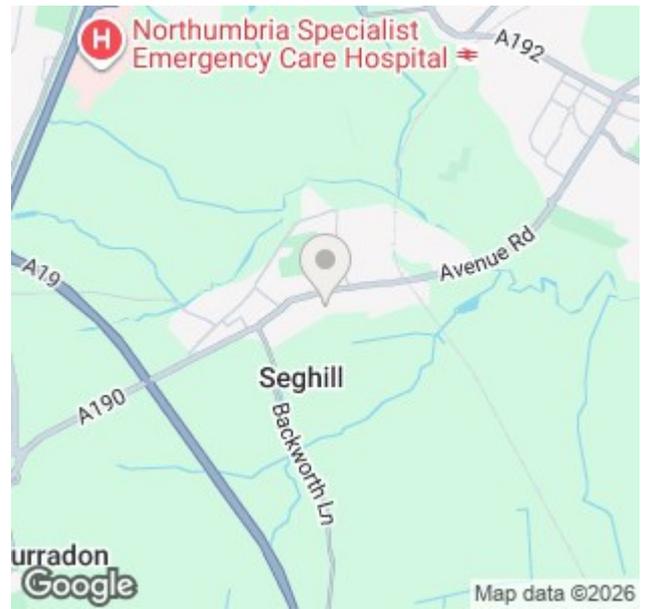




**Local Authority** Northumberland  
**Council Tax Band** A  
**EPC Rating** D  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.