



## 22 The Crescent

Seghill, Cramlington NE23 7SL

- Semi Detached House
  - Dining Kitchen
  - 2 Double Bedrooms
  - Garden to Rear
- Open Views to the Rear
- Living Room to Rear
  - Ground Floor W.C.
- Spacious 4 piece Bathroom
  - Driveway
- No Upper Chain

£135,000







A great opportunity to purchase this extremely well presented Semi Detached house offering excellent first time buyer accommodation. Added benefit of superb open views to rear. Internal viewing is recommended to fully appreciate the property on offer. Local amenities are close by which include shops, schools, doctors and local bus routes. Being sold with No Upper Chain.

Briefly comprising Entrance porch, Hallway incorporating a utility area, Ground Floor w.c., Living Room to front with Bow window and feature fire place and under stairs storage cupboard, Dining Kitchen with a good range of wall & floor units with contrasting work surfaces incorporating sink unit with mixer tap, gas hob, electric oven and extractor ample space of table & chairs. First floor Landing with loft access which is insulated and boarded, there are 2 Double bedrooms and a lovely good sized bathroom with a panelled bath, separate shower enclosure with electric shower, low level w.c. and wash handbasin.

Externally there is a driveway offering off street parking and a fenced garden to the rear with patio and storage shed.

### Entrance Porch

### Reception Hallway

### Ground Floor W.C.

### Living Room

13'3 x 12'10

### Dining Kitchen

17'6 x 8'5

### First Floor Landing

### Bedroom One

18'2 x 8'6

### Bedroom Two

12'0 x 8'6

### Bathroom/w.c.

9'11 x 9'0

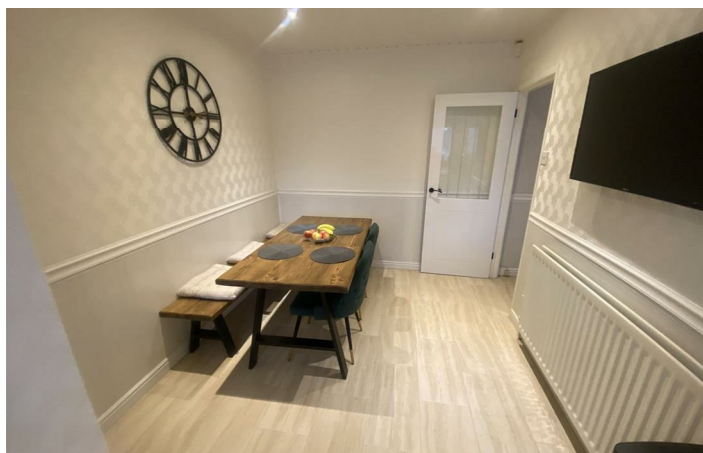
### Externally

### Disclaimer

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

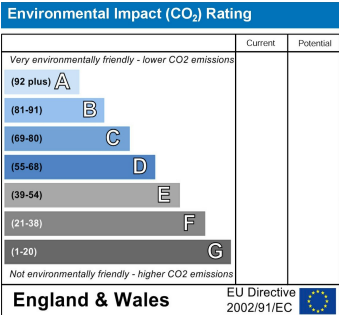
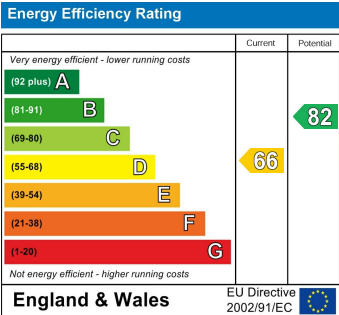








Local Authority Northumberland County Council  
Council Tax Band A  
EPC Rating D  
Tenure Freehold



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