



36 Murrayfield

Seghill, Cramlington NE23 7TF

- End Terraced House
- Open Plan Living Room
 - 2 Bedrooms
- Fenced Garden to Rear
 - Popular Location
- Ideal First Time Purchase
 - Fitted Kitchen
- Modern Re-fitted Kitchen
- Viewing is Recommended
 - No Upper Chain

£124,950





Situated in the desirable Murrayfield estate in Seghill, this charming end-terrace house presents an excellent opportunity for first-time buyers. Offered for sale with no upper chain, this property is conveniently located close to local amenities.

Upon entering, you are welcomed into a bright and airy open-plan living room, featuring a wide box sill window that allows natural light to flood the space. The living area seamlessly flows into a refitted kitchen, with wall and floor units complemented by contrasting worktops. The kitchen is equipped with a stainless steel sink unit, an electric hob, and an oven, direct access to the rear garden.

The first floor comprises two bedrooms. The modern bathroom is thoughtfully designed and modern, featuring a panelled bath with a mains shower overhead, a stylish vanity washbasin, and a low-level W.C., ensuring convenience and comfort.

Outside, the property benefits from a small forecourt garden at the front, while the rear garden is a delightful retreat, ideal for enjoying the fresh air. Do not miss the chance to view this delightful property, which is sure to attract interest.

Living Room

11'6 x 11'8

Kitchen

10'11 x 8'2

First Floor Landing

Bedroom One

12'10 x 8'5

Bedroom Two

8'3 x 5'6

Bathroom/w.c.

5'10 x 5'7

Externally

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.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

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

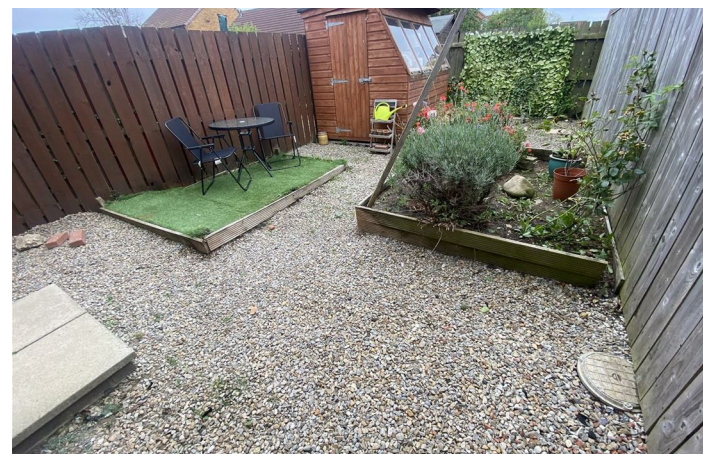
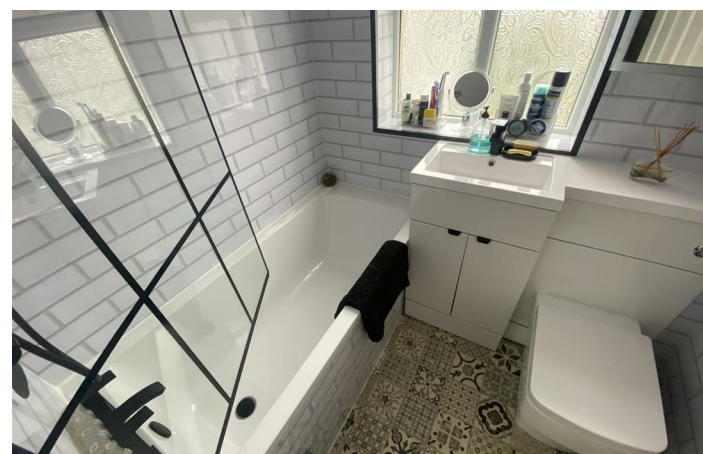
OFFICE HOURS:

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

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email
sd@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
Tenure Leasehold

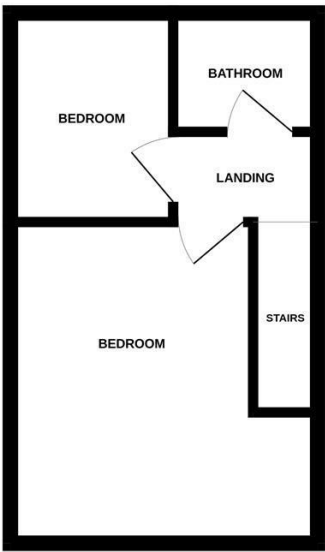
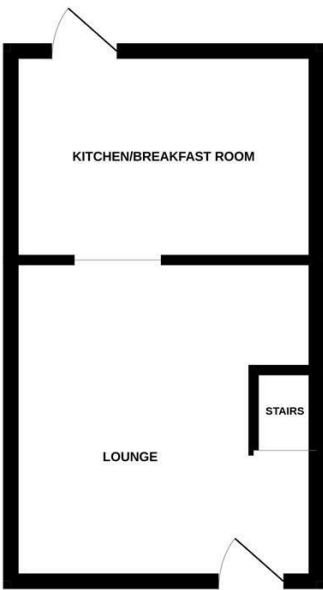
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) 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	



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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