



## 1 Woodkirk Close

Seghill, Cramlington NE23 7TZ

- Established Gardens
  - Two Bedrooms
  - Conservatory
  - Popular location
  - Available Now
- Modern Kitchen
  - Living/Dining Space
  - First floor W/C
- Close to local amenities
- Viewing Recommended

**£850**





ML Estates are pleased to bring to the rental market a well presented semi detached Dormer bungalow, situated in a sought after location in the popular village of Seghill.

Comprising of a newly renovated modern kitchen, spacious living and dining room connected to a garden room overlooking an established garden, along with a modern ground floor bathroom.

This property boasts two good sized bedrooms, and a first floor w/c. Lovely garden to the rear, driveway parking.



**Living/Dining Room**

**kitchen**

**Bathroom**

**Conservatory**

**Bedroom One**

**Bedroom Two**

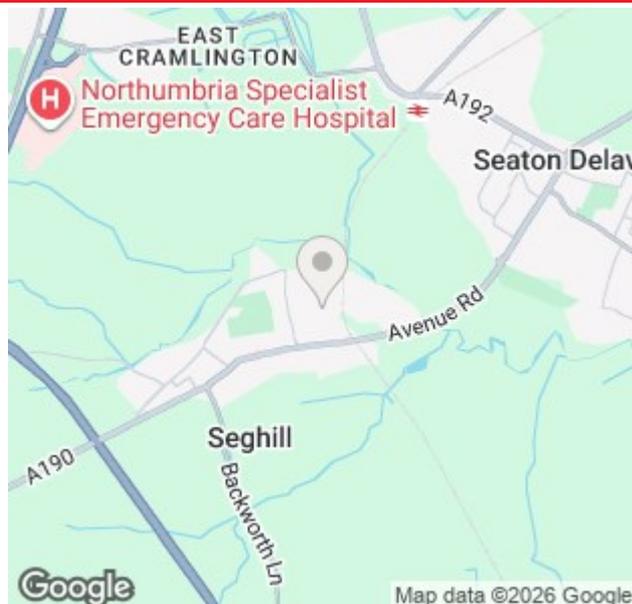




**Local Authority**  
**Council Tax Band B**  
**EPC Rating D**  
**Deposit £850**  
**Furnishing Not specified**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(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 &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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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.