

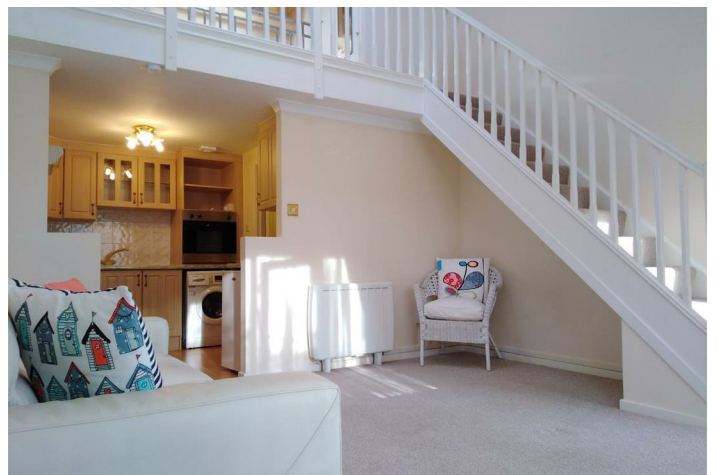


63 Murrayfield

Seghill, Cramlington NE23 7TF

- Gemini Apartment
 - Lounge
 - Bathroom
 - Parking
 - Electric Heating
- Popular Location
 - Kitchen
 - Gallery Bedroom
 - UPVC double glazing
 - Viewing is Recommended

£650 PCM





A Gemini Apartment situated in the Murrayfield development. Briefly comprising lounge, fitted kitchen, bathroom/WC, double bedroom. Externally there is parking available. This property also has UPVC double glazing and electric heating.



ENTRANCE DOOR

UPVC Front door into

LOUNGE

13'1"

UPVC double glazed window to the front.

Staircase to bedroom, opening to kitchen.

KITCHEN

7'10"

Fitted with a range of light wood wall and floor units, with roll top work surfaces, incorporating sink unit with mixer tap, ceramic hob, extractor, fridge, freezer, dishwasher and washing machine, tiling to walls.

BEDROOM

9'3"

Velux window. Fitted robes in light lime effect wood to one wall, above bed and bedside cabinets, white sliding door cupboard with hot water tank.

BATHROOM WC

7'11"

Comprising of panelled bath with electric shower, low level WC, pedestal hand wash basin, tiled walls, heated towel rail.

EXTERNALLY

Parking.

A PROPERTY TO RENT?

IF YOU ARE THINKING OF MOVING HOUSE IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON 0191 237 6060.

OFFICE HOURS:

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

Saturday 9:30am - 3:00pm

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

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



Local Authority Northumberland County Council
Council Tax Band A
EPC Rating E
Deposit £650
Furnishing Unfurnished



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	40	48
(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	58	64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

ML Estates Lettings Office
27 Avenue Road, Seaton Delaval, Tyne
And Wear, NE25 0DT

Contact
0191 237 60 60
lettings@mlestates.co.uk
www.mlestates.co.uk

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.