



Collingwood Close Cramlington

- Three Bedroom
- Chain Free
- Garden To The Rear
- Close To Cramlington Town Centre
- Council Tax Band:A/ EPC:D/ Freehold

£65,000



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Collingwood Close

Cramlington

Chain free investment opportunity on Collingwood Close, Cramlington. Well located for access to the train station, the property also benefits from good road and transport links and is only a short distance from the main town centre of Cramlington with an excellent range of shops and amenities, leisure facilities and nightlife. Comprising briefly; entrance hallway, lounge, kitchen, dining room, stairs to the first-floor landing, three bedrooms and a bathroom. Externally there is an enclosed garden to the rear. Viewings advised.

Entrance

Entrance door.

Hallway

Stairs to first floor land landing.

Lounge 13'02 x 11'09 (4.01m x 3.58m)

Window to the front, telephone point.

Dining Room 11'04 x 11'09 (3.45m x 3.58m)

Doors to the rear, radiator.

Kitchen 8'06 x 11'08 (2.59m x 3.56m)

Window to the rear, single radiator, fitted with a range of wall, floor and drawer units, stainless steel sink unit and drainer, space for cooker, space for fridge/freezer, combi boiler.

First Floor Landing

Bedroom Two 11'04 x 11'09 (3.45m x 3.58m)

Window to the front, radiator.

Bedroom One 11'09 x 12'11 (3.58m x 3.94m)

Window to the rear, radiator.

Bedroom Three 8'01 x 8'03 (2.46m x 2.52m)

Window to the front, radiator.

Bathroom

Coloured suite comprising of; bath, low level wc, double glazed window to the rear, single radiator.

External

Rear garden, decking area, screen fencing.

Tenure

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: A / EPC Rating: D BD007852/CM/SO/161023/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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