



## 2 bed upper flat to buy in NE23

Westerkirk, Cramlington,  
Northumberland, NE23 6NE

**£79,950**

🏠 x2 🚗 x1 🚻 x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ Great location
- ✓ Two bedrooms
- ✓ Garage
- ✓ Potential investment opportunity
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric

## Description

This well presented two bedroom upper flat is located in the popular Southfield Lea area of Cramlington, offering easy access to shops, schools and excellent transport links.

The property features a bright lounge, fitted kitchen, two good sized bedrooms and a family bathroom.

Externally the property benefits from a garage situated in a nearby block providing secure parking or additional storage.

This property represents an excellent investment or first time buyer opportunity.

**\*\*GROUND RENT FULLY PAID UNTIL FEB 2027\*\***

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 86

Annual Service Charge Amount: £650.00

Price: £79,950

Property Type: Upper Flat

Parking: Garage

Heating: Electric

## Living Room

3.35m x 4.44m (10'11" x 14'6")

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## Kitchen

2.59m x 1.97m (8'5" x 6'5")

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## Bathroom

1.67m x 1.80m (5'5" x 5'10")

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## Bedroom 1

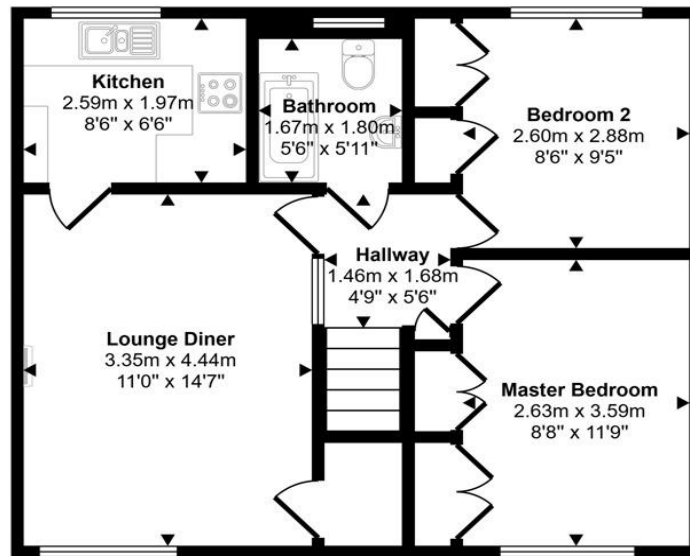
2.63m x 3.59m (8'7" x 11'9")

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## Bedroom 2

2.60m x 2.88m (8'6" x 9'5")

Approx Gross Internal Area  
51 sq m / 548 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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