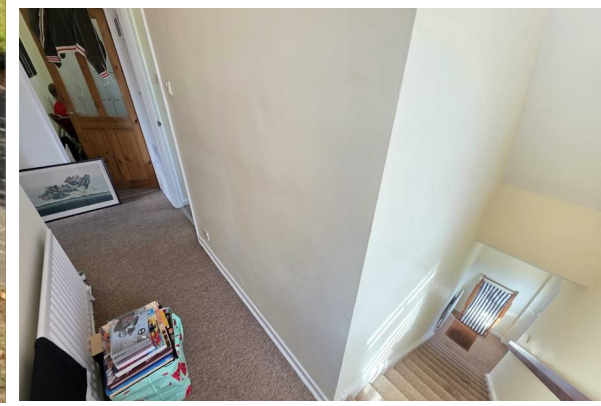




TO LET

23 Woodhill Road, Cramlington, NE23 6JG

£80,000





Directions

THE PROPERTY

Mike Rogerson welcome to the market this spacious first floor Bellway flat located on a lovely position within Woodhill Road, Collingwood Grange, Cramlington. This first floor Bellway flat is always much sought after due to the room sizes as well as having it's own enclosed south facing rear garden as well as a garage and a driveway. The property is being sold with a sitting tenant who is currently paying £550 p.c.m. Cramlington is a popular town located within easy commuting distance of the Tyneside conurbation. The shopping on offer in Cramlington is large and varied, with national supermarkets and chain stores clustered around the Manor Walk Shopping Development, which also features a cinema and leisure centre. Cramlington was planned as a new town and features interconnected footpaths and cycle paths throughout, connecting the various estates and multitude of green spaces. Cramlington also has excellent schools including the Cramlington Learning Village, doctors surgeries, sports clubs, public houses and restaurants as well as Cramlington train station.

The property comprises of stairs to the first floor landing, spacious lounge, two bedrooms, kitchen and bathroom which is fitted with a white three piece suite. Externally to the rear is an enclosed south facing laid to lawn garden enclosed by a timber fence boundary and a gate which provides access to the garage and driveway. The property benefits from UPVC double glazing, gas central heating and there are 189 years on the lease from June 1969 with an annual ground rent of £10 per annum.

Property details provided by Mike Rogerson

EPC rating: C

Council Band: A

Tenure: Leasehold. The term of the lease is 189 years from June 1969 with a Ground Rent of £10.

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SITUATION