



## 57 Barrowburn Place

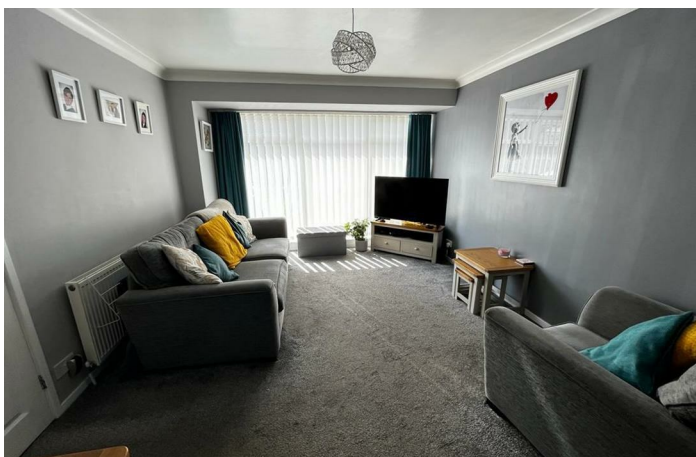
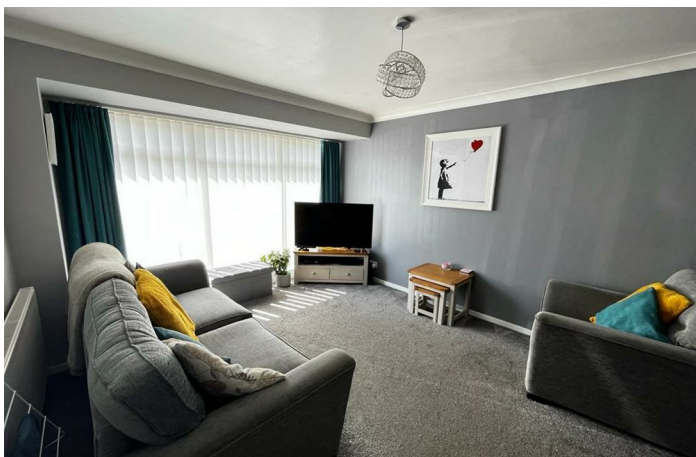
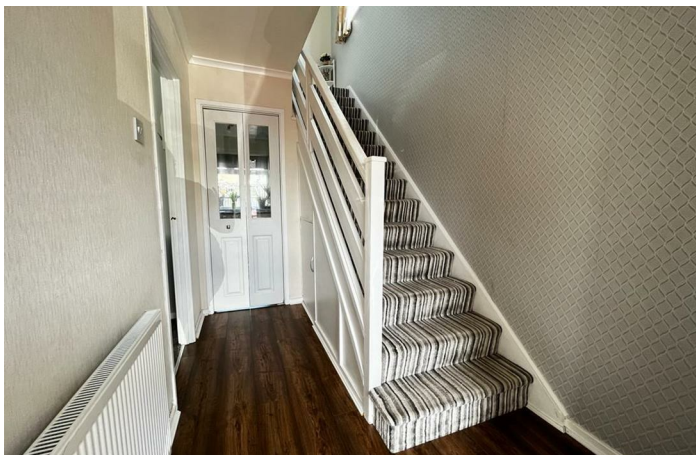
Seghill, Cramlington NE23 7HB

- Semi Detached House
- Spacious lounge through to dining room
  - Driveway
- Popular Residential Estate
  - Utility Room
- Three Bedrooms
  - Gardens
- Single Garage
  - Freehold
- Gas Central Heating

**£220,000**







A very well presented three bedroomed semi-detached residence situated in a highly favoured residential location, in the established community in the village of Seghill, close to local shops, schools, excellent road links and bus routes. Viewing strongly recommended to appreciate this spacious home. The property has gas central heating and UPVC double glazing.

To the ground floor there is entrance hallway, lounge through to dining room, superb fitted kitchen and utility area.

To the first floor there are three bedrooms and family bathroom.

Externally there are gardens to the front and rear, garage and driveway for extra parking.

UPVC double glazed entrance door leading to...

#### **Entrance Hallway**

Central heating radiator, laminate flooring, understairs storage cupboard, coving to ceiling, staircase leading to first floor, additional storage cupboard.

#### **Lounge**

11'5 x 14'8

UPVC double glazed full length window to the front elevation, coving to ceiling, TV point, telephone point, central heating radiator, archway through to...

#### **Dining Room**

10'10 x 8'8

UPVC double glazed full length window to the rear elevation, central heating radiator.

#### **Kitchen**

10'7 x 8'10

UPVC double glazed window to the rear elevation, cream high gloss wall, floor and drawer units with contrasting wood effect worktops, tiled splash backs, breakfast bar, central heating radiator, integral dishwasher, integral microwave with electric oven below, four burner gas hob with extractor hood above, stainless steel one and a half bowl sink unit with mixer tap and drainer, tiled floor.

### Utility Room

9'4 x 7'8

UPVC double glazed window to the rear elevation, and UPVC double glazed entrance door to the rear garden, stainless steel sink unit, plumbing for automatic washing machine, space for additional white good, tiled floor.

Staircase from hallway lead to...

### First Floor Landing

UPVC double glazed window to the side elevation, loft access.

### Bedroom One

12'7 x 9'11

UPVC double glazed window to the front elevation, central heating radiator.

### Bedroom Two

12'0 x 10'5

UPVC double glazed window to the rear elevation, coving to ceiling, central heating radiator. Cupboard housing central heating boiler.

### Bedroom Three

9'4 x 7'7

UPVC double glazed window to the front elevation, central heating radiator, storage cupboard.

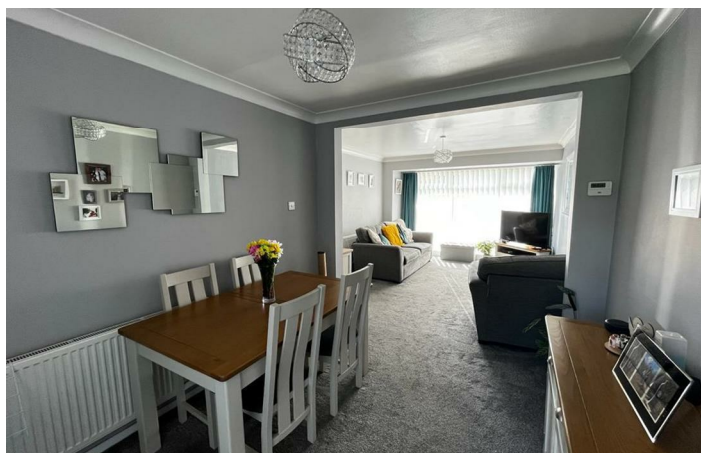
### Bathroom

8'3 x 5'4

UPVC double glazed frosted window to the rear elevation, white modern bathroom suite comprising of "L" shaped bath with mixer tap and mains shower over with hand held shower and fixed rainforest shower, vanity sink unit with mixer tap and storage below, low level WC, two chrome ladder style radiators, fully tiled walls and floor, PVC ceiling with downlights.

### Externally

To the front there is a lawned garden with stocked borders, block paved driveway for parking for two vehicles, single garage with up and over door, light and power, side access gate leading to a rear fenced garden with decking area, patio, lawn and external water tap.





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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.

## Viewing Arrangements - Sales

OFFICE HOURS:

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

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email [sd@mlestates.co.uk](mailto:sd@mlestates.co.uk)

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



**Local Authority** Northumberland County Council  
**Council Tax Band** B  
**EPC Rating** TBCC  
**Tenure** Freehold



**ML Estates Sales Office**

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