



## 12 Burnlea Gardens Seghill NE23 7EW

- Semi Detached House
- Off Street Parking
- Fitted Kitchen
- Shower Room
- Viewing is Recommended
- Beautiful Gardens
- 2 Reception Rooms
- 3 Bedrooms
- No Upper Chain
- Good Family accommodation

**£155,000**





Offered for sale with No Upper Chain is this Semi Detached house with the most beautiful well tended gardens. Situated in a popular location in Seghill village with local amenities close by.

Briefly comprising a Reception Hallway, Lounge to front with feature fireplace and electric fire, door to Dining Room with patio doors opening to rear garden, Fitted Kitchen with a range of wall & floor units, stainless steel sink unit with mixer tap, space for cooker, plumbing for automatic washing machine, door to outhouse storage area with access to rear. To the first floor there are 3 Bedrooms and a Shower Room with mains shower, wash handbasin and low level w.c.



Externally there are extremely well tended gardens to the front & rear with double gates offering off street parking.

Viewing is recommended.



## Reception Hallway

## Living Room

12'6 x 11'11

## Dining Room

10'4 x 9'10

## Kitchen

9'11 x 9'3

## First Floor Landing

## Bedroom One

11'11 x 8'6

## Bedroom Two

10'2 x 8'9

## Bedroom Three

8'4 x 6'3 max

## Shower Room

7'11 x 5'4

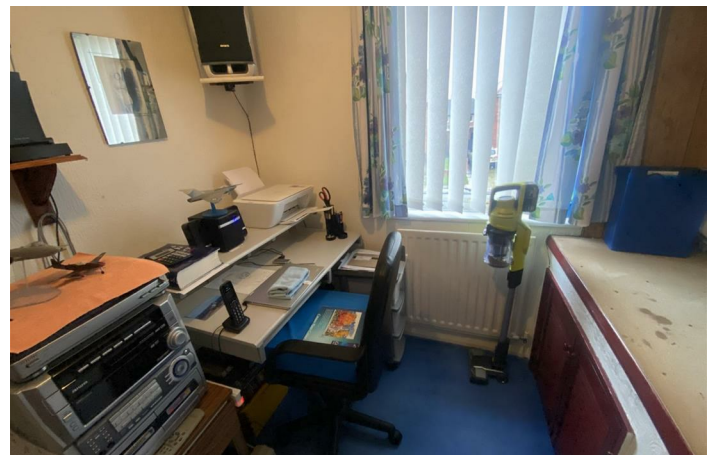
## Externally

## Disclaimer

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





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

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

