



## 17 Meadow Close

Seghill, Cramlington NE23 7HJ

- Semi Detached House
- 22ft Lounge/Diner
  - Fitted Kitchen
- Re-fitted Shower Room
- Ready to Move into
- Lovely Location
- Conservatory
- 3 Bedrooms
- Gardens & Garage
- Viewing is Recommended

**Offers Over £214,950**





Pleasantly situated in the ever so popular residential area of Seghill with local amenities nearby. The property offers lovely sized family accommodation with internal viewing recommended.

Briefly comprising Entrance Hallway, spacious Lounge/Diner with stairs to first floor, wall mounted electric fire, ample space for dining table & chairs, sliding patio doors opening to a Conservatory with UPVC double glazed windows and roof replacement. Fitted Kitchen with a good range of wall & floor units with contrasting work surfaces incorporating sink unit with mixer tap, space for cooker, extractor, integrated fridge/freezer, plumbing for automatic washing machine and cupboard housing central heating boiler (installed June 2024) access to rear garden. To the first floor the landing has an airing cupboard with shelving, there are 3 Bedrooms master with built in wardrobes, A good sized refitted modern Shower room with separate shower enclosure with mains shower, vanity hand washbasin, bidet and low level w.c., There is gas central heating, upvc double glazing and security alarm system.

Externally to the front is a lawned garden and block paved driveway offering off street parking, whilst to the rear there is a further fenced garden which is paved offering easy maintenance, shed and outside electric sockets.

### Entrance Hallway

### Lounge/Diner

22'6 x 10'11

### Kitchen

10'2 x 9'10

### Conservatory

8'7 x 7'11

### First Floor Landing

### Bedroom One

12'1 x 9'9

### Bedroom Two

9'9 x 9'11

### Bedroom Three

9'8 x 8'10

### Shower Room

7'1 x 6'5

### Externally

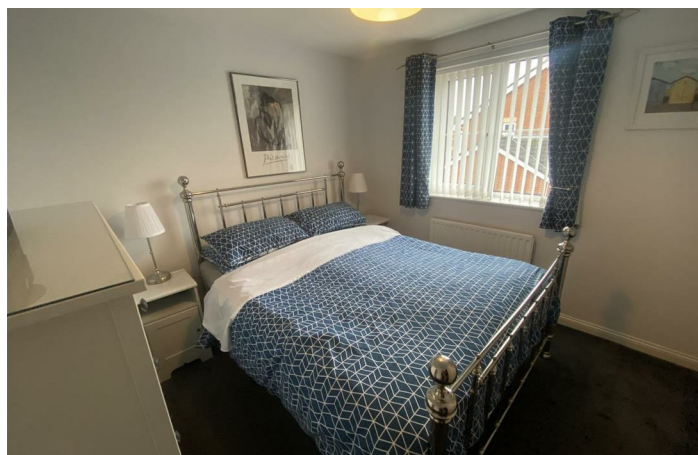
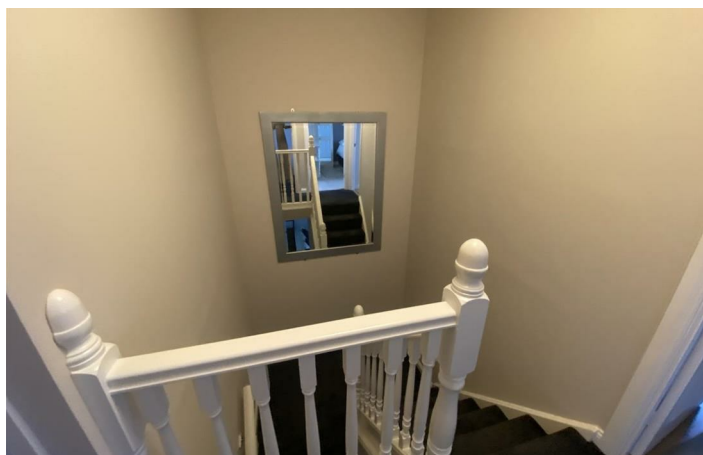
### Disclaimer

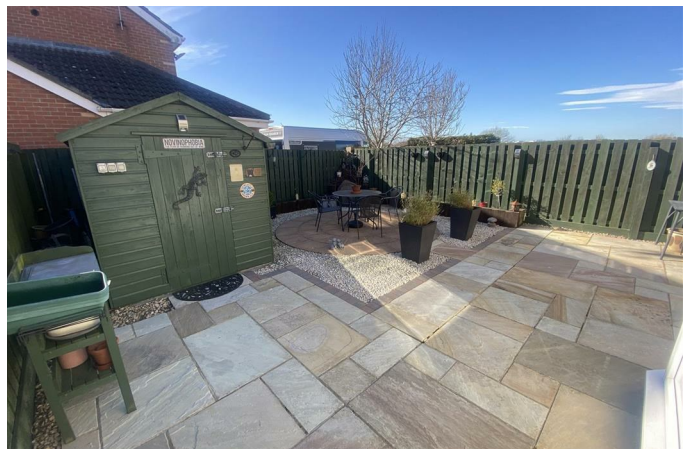
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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

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







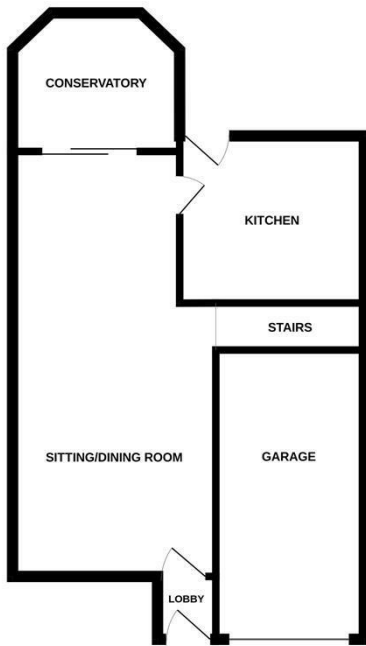
**Local Authority** Northumberland County Council  
**Council Tax Band** B  
**EPC Rating** C  
**Tenure** Freehold

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

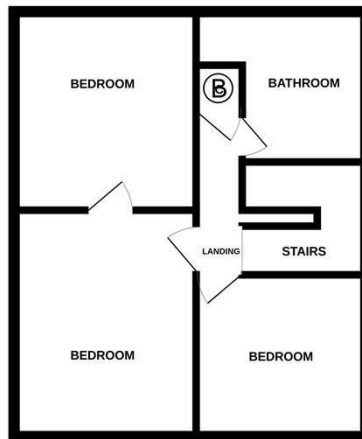
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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