



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

£224,950





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

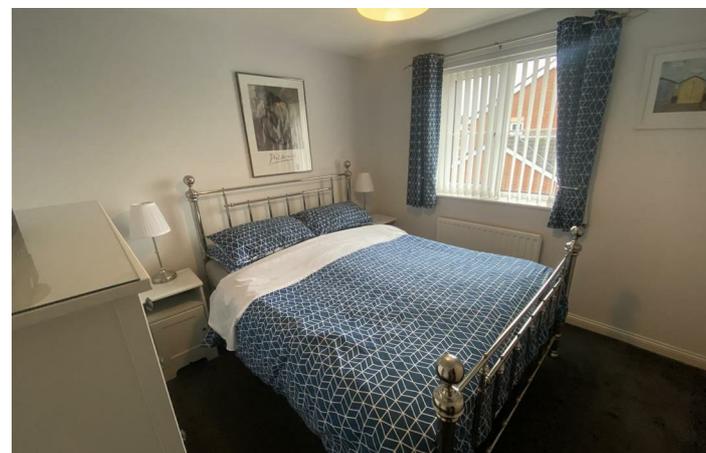
Disclaimer

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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.

ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

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
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>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



ML Estates Sales Office

27 Avenue Road, Seaton Delaval, Tyne
 And Wear, NE25 0DT

Contact

0191 237 60 60
 sd@mlestates.co.uk
 www.mlestates.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.