



## 22 Cheviot View

Seghill, Cramlington NE23 7SS

- Fabulous mid terraced home
- Beautiful good sized garden
- 17Ft Breakfasting Kitchen
- Bathroom/Shower over
- Excellent Location
- Must be Viewed
- 16Ft Lounge
- 3 Good sized Bedrooms
- Double driveway
- Ideal family home

**£169,950**







Internal viewing is essential to fully appreciate this fabulous traditional terraced home, which has been lovingly maintained as a family residence.

Situated on Cheviot View in Seghill, the property is conveniently located close to local amenities and further benefits from a charming, generously sized front garden, beautifully stocked with mature shrubs, trees, and fruit trees.

The accommodation briefly comprises: access from the rear into a spacious dining kitchen offering ample room for a table and chairs, a good range of wall and base units with contrasting work surfaces, sink unit, and space for white goods. The living room enjoys a pleasant outlook over the attractive front garden. A front hallway provides access to the garden and stairs leading to the first floor. To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a white suite comprising a panelled bath with shower over, wash hand basin, and low-level WC.

Externally, the rear of the property offers a double driveway providing off-street parking, while the front features a lovely enclosed, well-established garden.

## Entrance

## Lounge

16' x 15'5 including alcoves

## Dining Kitchen

17'10 x 8'2

## First floor landing

## Bedroom 1

15'6 x 8'10

## Bedroom 2

11'11 x 8'0

## Bedroom 3

12'7 narrowing 6'11 x 8'6

## Bathroom/WC

7'11 x 5'4

## 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  
**Council Tax Band** A  
**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	80
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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		