



## 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

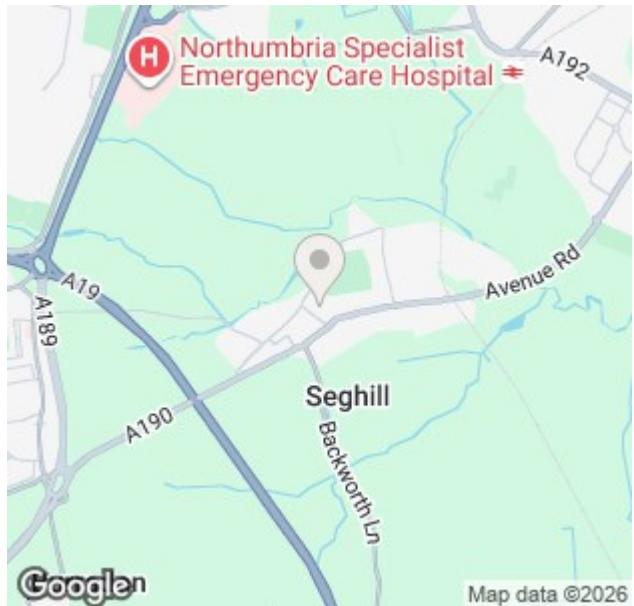
## Bathroom/WC

7'11 x 5'4

## Disclaimer

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**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		
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		
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