



## 6 Main Street South , Seghill NE23 7SD

- End Terraced House
- Two Reception Rooms
  - Utility Room
  - Garage
- Open to Sensible Offers
- Four Bedrooms
  - Cloakroom
- Private Rear Yard
- No Upper Chain
- Ideal Family Accommodation

**Offers Over £110,000**





Spacious larger style end terrace house offering ideal accommodation to families. The property is situated close to all amenities with easy access to A19 and Newcastle. The property benefits from gas central heating and UPVC triple glazing and has no upper chain.

To the ground floor there is a hallway leading to a lounge, separate dining room, kitchen, utility room and cloakroom.

To the first floor there are four spacious bedrooms and a bathroom/WC with separate shower cubicle.

To the rear there is a large yard with double gates and garage.

### ACCOMMODATION

UPVC double glazed door, half panelled door into...

### HALLWAY

Central heating radiator, stairs to first floor.

### LOUNGE

15'7" x 13'8"

UPVC triple glazed window to the front elevation, central heating radiator.

### DINING ROOM

13'11" x 13'8"

UPVC double glazed patio doors to the rear yard, feature fire surround with open fire, tiled inset and hearth, central heating radiator.

### KITCHEN

12'10" x 9'11"

Range of wall and floor units, steel sink unit with mixer tap, built in oven and microwave, integrated fridge/freezer, tiled floor with under floor heating, five ring gas hob with extractor hood, tiled splash backs, UPVC double glazed windows, strip lighting to ceiling.



### UTILITY ROOM

Wall and floor units with contrasting work surfaces, plumbing for automatic washing machine, stainless steel single drainer sink unit with mixer tap, UPVC double glazed window, tiled flooring, door to garage.

### CLOAKROOM

Tiled floor with under floor heating, low level WC, wash hand basin, part tiled walls.

Staircase from hallway lead to...

### FIRST FLOOR LANDING

Spacious landing with large storage cupboard.

### BEDROOM ONE

14'1" x 11'4"

Mirror fronted wardrobes to one wall, UPVC double glazed window, central heating radiator, spot lights to ceiling.

### BEDROOM TWO

12'4" x 14'10"

UPVC double glazed window, central heating radiator.

### BEDROOM THREE

12'11" x 7'11"

UPVC double glazed window, central heating radiator.

### BEDROOM FOUR

11'2" x 7'6"

UPVC double glazed window, central heating radiator.

### BATHROOM

Corner panelled bath, separate shower cubicle, pedestal hand wash basin, low level WC, tiled floor with under floor heating, part tiled walls, UPVC double glazed window, cupboard housing central heating boiler.

### EXTERNAL

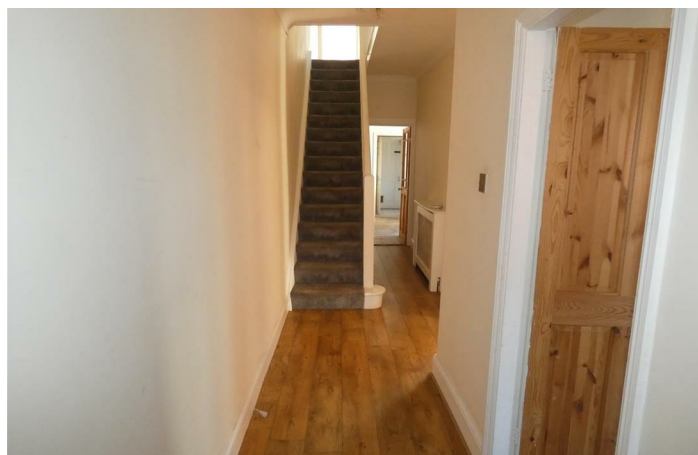
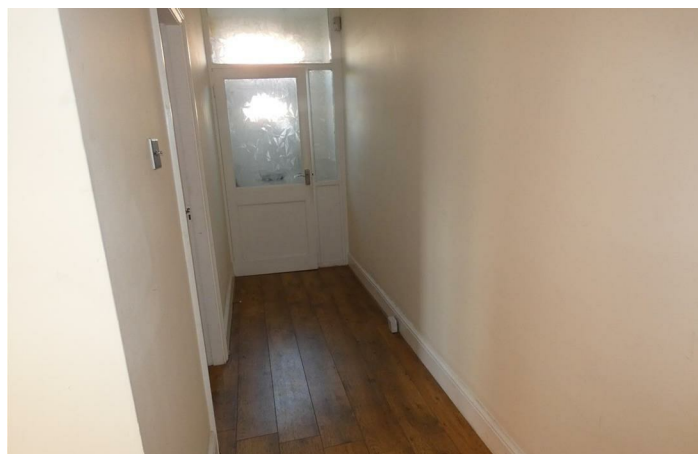
Secluded rear yard mostly paved, decked area, double gates leading to garage with electricity and lighting.

### OFFICE HOURS:

Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email [sd@mlestates.co.uk](mailto:sd@mlestates.co.uk)



VIEWING: Viewing is strictly by appointment through:  
- ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT

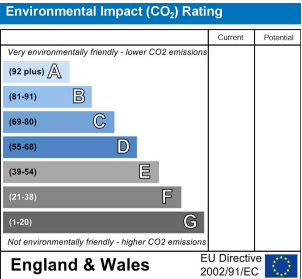
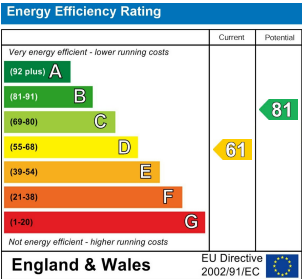
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WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON  
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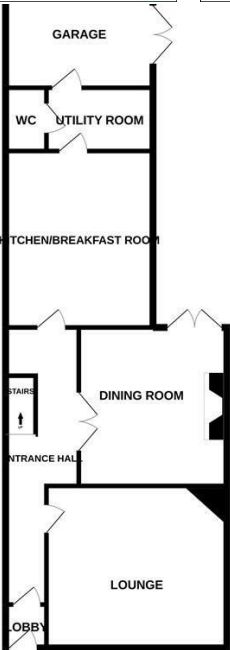




Local Authority Northumberland County Council  
Council Tax Band A  
EPC Rating D  
Tenure Freehold



1ST 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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