



2 Barras Mews

Seghill, Cramlington NE23 7NZ

- Semi Detached House
 - Fitted Kitchen
 - Bathroom/w.c.
 - Driveway and Garage
- Ideal First Time Purchase
- 15ft Lounge
- 3 Bedrooms
- Front/Rear Gardens
- No Upper Chain
- Convenient Location

£139,000





Situated in Barras Mews, Seghill. This link semi-detached house presents an excellent opportunity for first-time buyers. Offered for sale with no upper chain, this property is conveniently located near local shops, schools, and bus routes, making it an ideal choice for families and commuters alike.



Upon entering, you are welcomed into a front entrance lobby that leads to a spacious 15ft living room with staircase that ascends to the first floor. The fitted kitchen is well-equipped with a range of wall and floor units, complemented by contrasting work surfaces. It features a sink unit, an electric hob, and an oven, along with a wall-mounted central heating boiler and a door that opens to the rear of the property.

The first floor boasts three well-proportioned bedrooms. The bathroom is fitted with a panelled bath, complete with an electric shower overhead, a wash hand basin, and a low-level W.C.



Externally, the property benefits from a driveway that leads to a garage, offering convenient off-street parking. To the rear, a small patio garden with shrubs.



Entrance Lobby

Lounge

15'7 x 12'9 inc stairs

Kitchen

10'6 x 8'6

First Floor Landing

Bedroom One

12'7 x 9'5

Bedroom Two

10'3 x 9'10

Bedroom Three

8'10 x 8'7

Bathroom

6'6 x 5'6

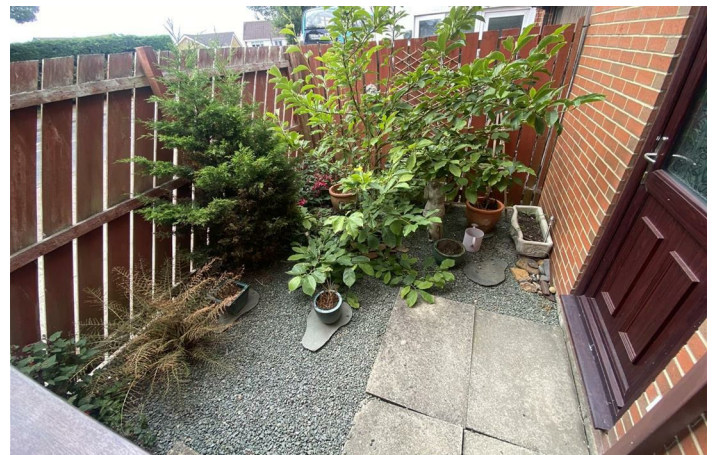
Externally

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.

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







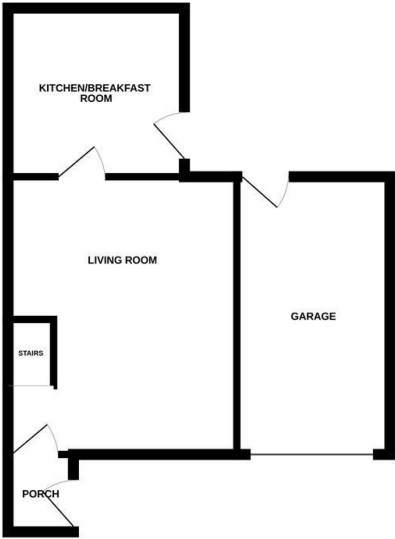
Local Authority Northumberland
Council Tax Band A
EPC Rating D
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

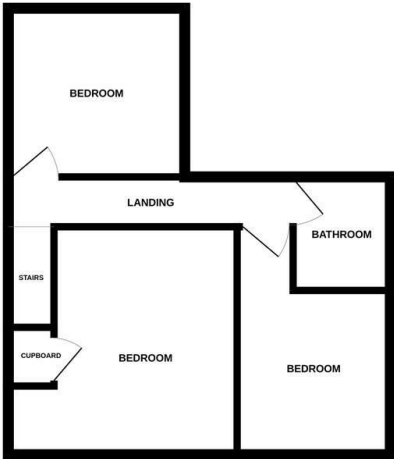
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



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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