



## 11 Station Road Seghill, Cramlington NE23 7SE

- Semi-detached home
- Close to local amenities, good road & train links and "Super school"
- 14" Lounge
- Superb new bathroom
- Large rear garden
- Situated in the Heart of Seghill
- Spacious accommodation
- 17' Kitchen/Dining room
- Three good sized bedrooms
- No Upper Chain

**£129,950**





\*\*\*\*NEW PRICE\*\*\*\*Realistically priced family home, situated in the heart of Seghill, close to all local amenities including shops, Doctors surgery, good schools to include the new "super school" in Seaton Delaval, good road links and the new Northumberland train line in Seaton Delaval for commuting to Newcastle upon Tyne.

The accommodation comprises 14Ft Lounge, spacious Kitchen/Dining room, superb new bathroom which has been completely renewed to include new White suite of Panelled bath, pedestal wash hand basin and WC, fully tiled walls and floor and chrome ladder radiator.



Stairs to the first floor there is the main bedroom to the front with two windows making the room light and airy, and then two further bedrooms to the rear.

Large rear garden laid to lawn, pathway and gate leads to the front. No upper chain involved.



## Entrance

## Lounge

14'7 x 11'8

## Kitchen/Diner

8'4 x 17'9

## Ground floor Bathroom

## First floor landing

## Bedroom 1

8'5 x 15'8

## Bedroom 2

12'4 x 8'4

## Bedroom 3

9'3 x 9'1

## Externally

## Viewings

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  
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## Disclaimer

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

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>84</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>69</b> |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           | <b>69</b>                  |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



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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.