



7 Deneside Seghill, Cramlington NE23 7ER

- Lovely semi-detached home
 - Entrance Porch
 - Conservatory
 - 2 Double Bedrooms
- Gardens to the front and rear
- Extremely well presented
 - Lounge/Diner
 - Fitted Kitchen
- Modern shower room
- Resin driveway

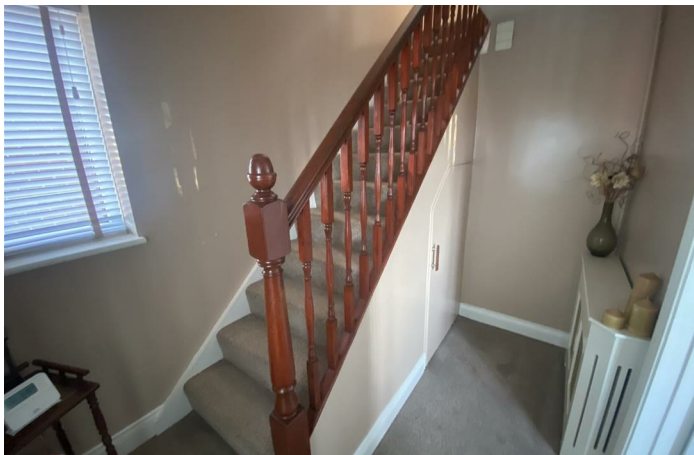
£165,950





A fine example of a really cared for semi-detached house offering ready to move into accommodation, ideal property for first time buyer and with the added benefit of being sold with no onward chain.

Briefly comprising: Entrance porch, reception Hallway with stairs to the first floor, Lounge/Diner with feature fire surround with coal effect fire, space for table and chairs, patio doors to conservatory with lovely aspect and door opening to rear garden. Fitted kitchen with a range of wall and floor units with electric hob and oven, display cabinet and under bench fridge, door to rear storage area with space for further White goods.



To the first floor there are 2 double bedrooms both with built in wardrobes, shower room with good sized shower enclosure with mains shower, vanity wash hand basin and low level WC.

Externally there is a resin driveway and garden, whilst to the rear there is a beautiful fenced garden with lawn, pond and patio areas.

Also benefiting from gas central heating and Double Glazing.



Entrance Porch

Reception Hallway

Lounge/Diner

20'10 x 11'0 narrowing to 8'9

Conservatory

9'11 x 9'10

Kitchen

8'9 x 8'2

First floor landing

Bedroom 1

11'8 x 8'5

Bedroom 2

11'3 x 8'11

Shower Room

6'1 x 5'5

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 County Council
Council Tax Band A
EPC Rating
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 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	



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