



22 Cheviot View

Seghill, Cramlington NE23 7SS

- Fabulous mid terraced home
- Must be Viewed
- Beautiful good sized garden
- 16Ft Lounge
- 17Ft Breakfasting Kitchen
- 3 Good sized Bedrooms
- Bathroom/Shower over
- Double driveway
- Excellent Location
- 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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Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

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 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		
	75	80
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		