



## 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

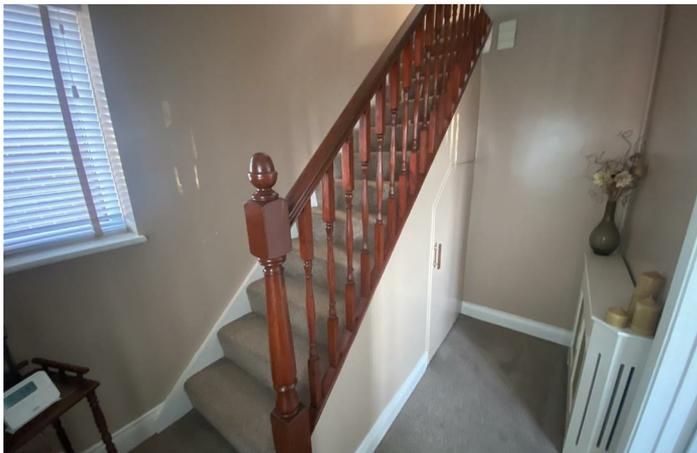
**£165,950**





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.

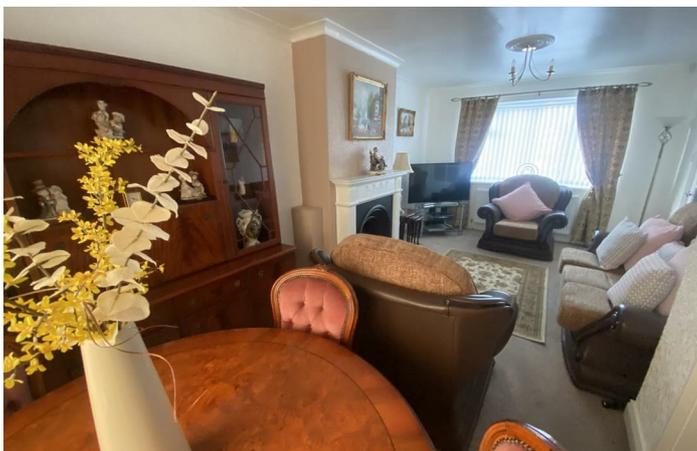
Briefly comprising: Entrance porch, reception Hallway with stairs to the first floor, Lounge/Diner with feature fire surround with coal effect fire, space for table and chairs, patio doors to conservatory with lovely aspect and door opening to rear garden. Fitted kitchen with a range of wall and floor 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

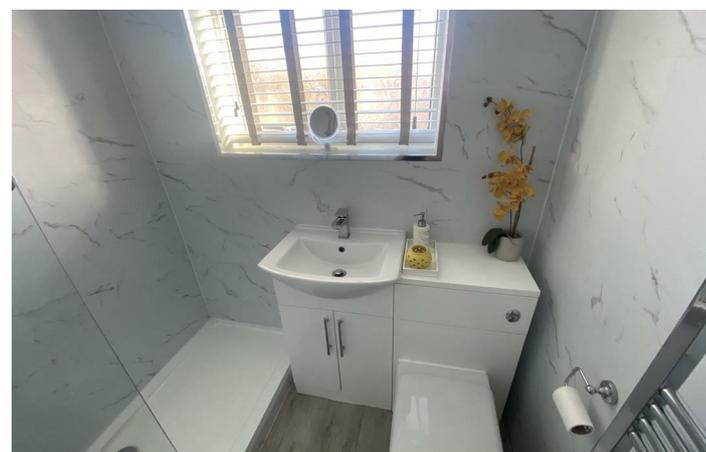
### Externally

### Disclaimer

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

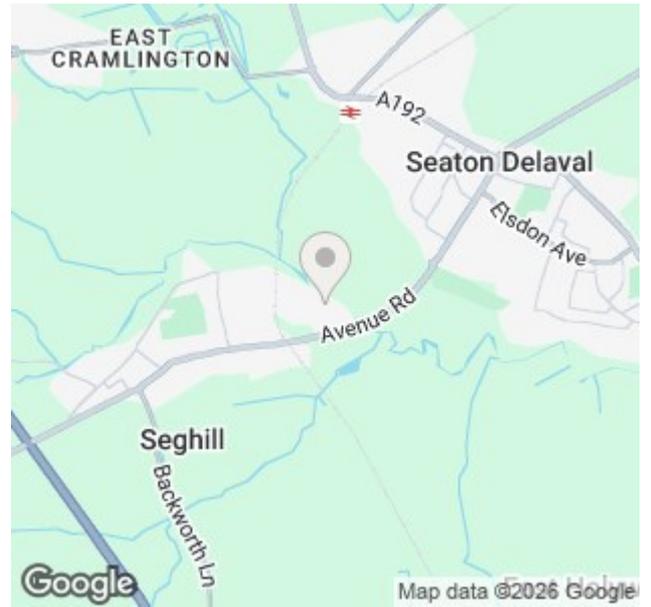




**Local Authority** Northumberland County Council  
**Council Tax Band** A  
**EPC Rating**  
**Tenure** Freehold

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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**ML Estates Sales Office**

27 Avenue Road, Seaton Delaval, Tyne  
 And Wear, NE25 0DT

**Contact**

0191 237 60 60  
 sd@mlestates.co.uk  
 www.mlestates.co.uk/

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