



## 59 Barrowburn Place , Seghill NE23 7HB

- Corner sited detached Home
  - 14ft Lounge
  - Conservatory/Utility
  - Family Shower room
  - Garage and Driveway
- Superb Position
- Open plan Dining Kitchen
  - 3 Bedrooms
  - Lovely Gardens
  - Viewing Essential

**£249,950**





### Entrance

UPVC double glazed sliding door leads into

### Porch

Inner door leads into ..

### Reception Hallway

Stairs to the first floor, laminate flooring, understairs storage cupboard, central heating radiator.

### Lounge

14'3 x 11'7

UPVC Double glazed window to the front elevation, double panelled radiator, feature fire surround with electric fire.



### Open Plan Dining Kitchen

### Dining Room

10'8 x 8'6

Central heating radiator, UPVC double glazed doors lead to Conservatory. Archway to ..

### Kitchen

10'8 x 9'8

UPVC double glazed window, fitted with a range of wall and floor units with tiled work tops, incorporating stainless steel sink unit with mixer tap, tiled splash backs, gas hob and electric oven, extractor hood, laminate flooring, double panelled radiator.



### Conservatory

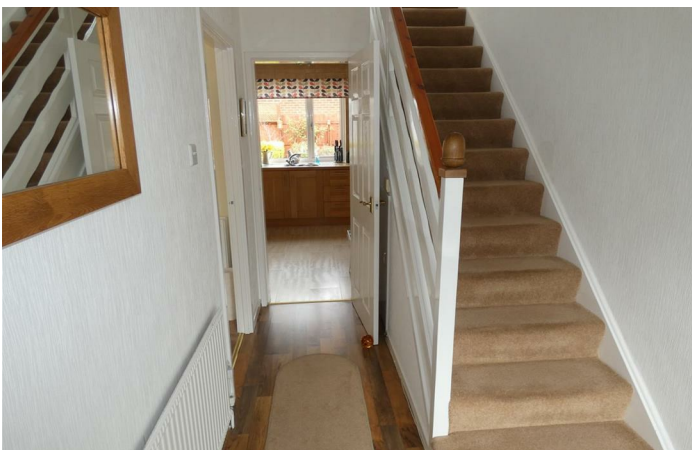
11'6 x 9'8

UPVC double glazed windows, UPVC double glazed door to the rear, central heating radiator, tiled floor.

### Utility Room

8'10 x 8'0

UPVC double glazed window and door leading to rear garden, sliding door storage cupboards, plumbed for automatic washing machine, sink unit.



### First floor landing

UPVC double glazed window to the side elevation

### Bedroom 1

11'10 x 9'8

UPVC double glazed window to the front elevation, laminate flooring, built in sliding door wardrobes.

### Bedroom 2

11'10 x 11'1

UPVC double glazed window to the rear elevation, central heating radiator, airing cupboard.

### Bedroom 3

8'1 x 9'3

Measurements include stair bulkhead, UPVC double glazed window, central heating radiator.

### Shower Room

Comprising separate shower cubicle with electric shower, pedestal wash hand basin and low level WC, laminate flooring, partially tiled walls, UPVC double glazed windows to the rear and side elevation.

### Externally

Block paved driveway leading to garage with up and over door, light and power. Lawned garden with stocked borders. To the rear is a lovely garden with lawn, stocked borders, patio area, pond, access around side of property.

### Disclaimer

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The mention of any appliances and/or services within these does not imply they are in full and efficient working order, we recommend purchasers arrange for a qualified person to check all appliances before legal signing contracts.

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

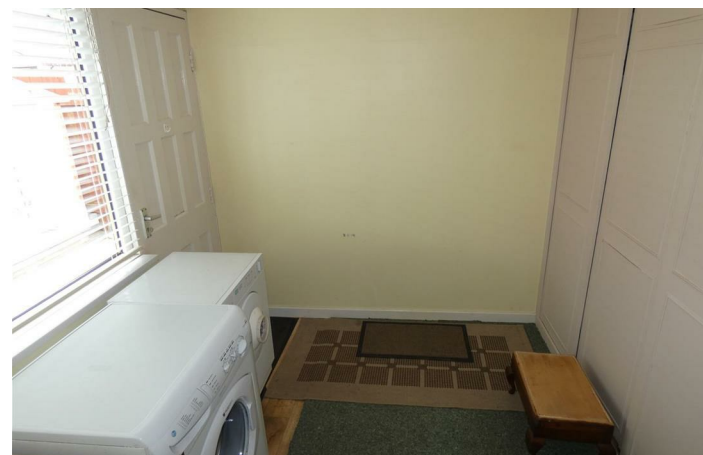
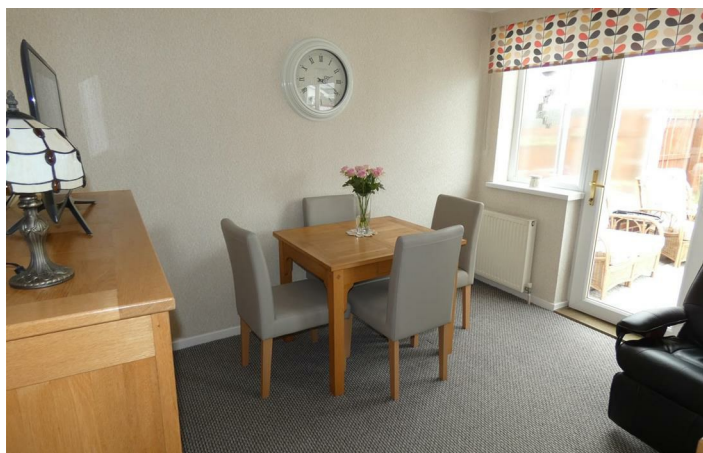
### Viewing arrangements

Office Hours

Mon - Fri 9am - 5pm

Sat 9am - 2pm

We are contactable after hours on our social media pages and via email [sd@mlestates.co.uk](mailto:sd@mlestates.co.uk)  
Viewing is strictly by appointment through M L Estates, 27 Avenue Road, Seaton Delaval NE25 0DT





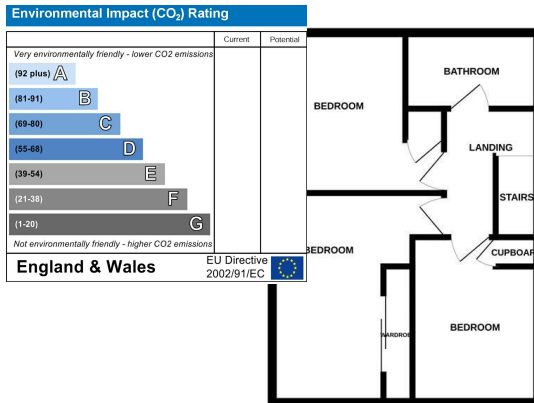
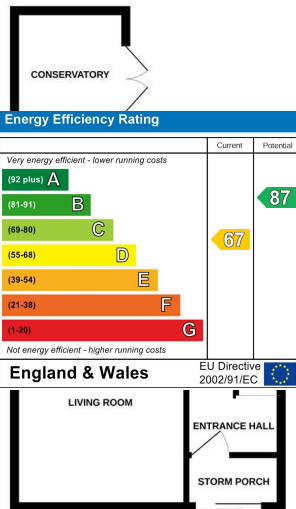


**Local Authority** Northumberland County Council  
**Council Tax Band** C  
**EPC Rating** D  
**Tenure** Freehold



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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