



2 Trevone Place

Seghill, Cramlington NE23 7TY

- Detached Bungalow
 - 19Ft Lounge
 - 3 Bedrooms
- Modern Shower room/WC
 - Garage & Gardens
- Spacious accommodation
 - Luxury re-fitted Kitchen
 - Conservatory
 - Sought after location
- Freehold NO UPPER CHAIN

Offers Invited £269,950





****NO UPPER CHAIN***ML Estates are delighted to offer for sale this beautifully presented detached bungalow, situated on this ever so popular residential estate, close to village amenities.

Internal viewing is essential to fully appreciate the size and quality of accommodation on offer. Briefly comprising Reception Hallway with hardwood flooring, 19Ft Living room with hardwood flooring, luxury re-fitted Kitchen with White high gloss modern wall and floor units with contrasting work surfaces incorporating composite sink with mixer tap, integral electric oven and hob, integral dishwasher and extractor hood, free standing fridge freezer, automatic washing machine, convenient breakfast bar, access to rear garden. Three bedrooms (one being used as Dining room), conservatory with access to rear garden, luxury fitted shower room with walk in shower enclosure with mains shower, vanity wash hand basin with storage, low level WC, externally there is a low maintenance garden area to the front, long driveway providing parking for multiple vehicles leading to garage with up and over door, light and power.

To the rear is a lovely enclosed garden with patio area and stocked with shrubs, flowers and borders. Also benefiting from UPVC double glazing and gas central heating and security alarm system.

Entrance

Reception Hallway

Lounge

19'7 x 12'6

Kitchen

10'0 x 9'11

Bedroom 1

12'0 x 9'0

Bedroom 2

11'11 x 8'5

Bedroom 3/Dining room

13'3 x 9'0

Conservatory

12' 11 x 9'8

Shower room

8'3 x 7'0

Disclaimer

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.

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

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

A PROPERTY TO SELL?

IF YOU ARE THINKING OF MOVING TO A NEW PROPERTY IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON 0191 237 6060.

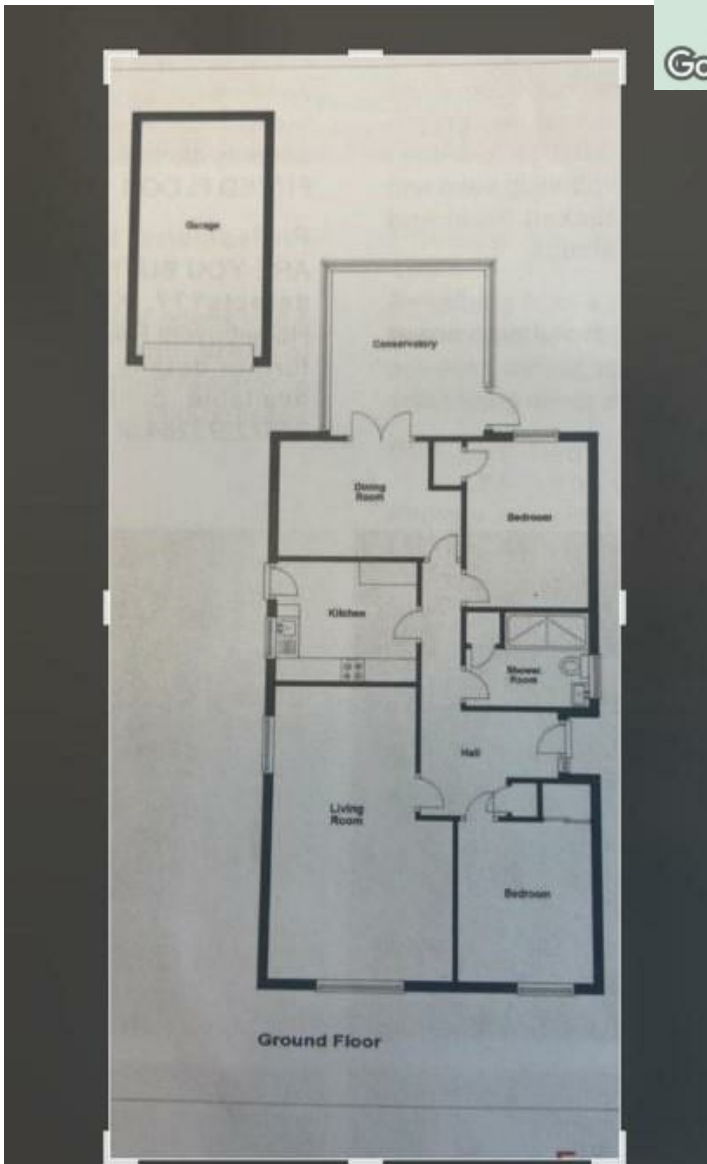
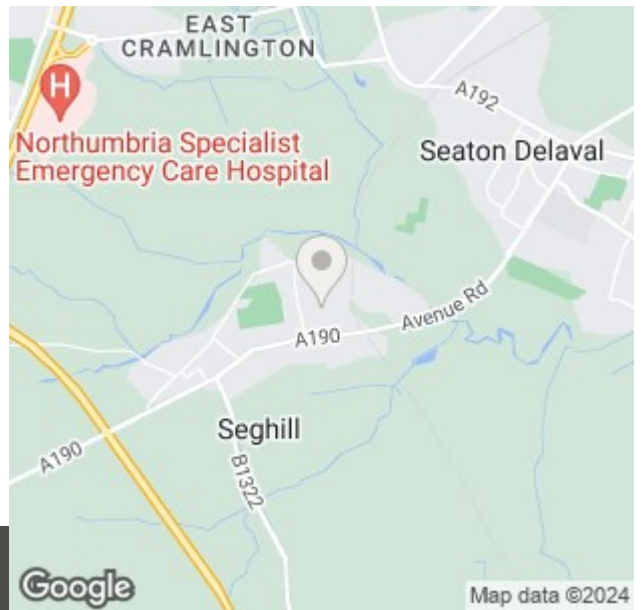




Local Authority Northumberland County Council
Council Tax Band D
EPC Rating C
Tenure Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
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.