



## 1 Thornbury Avenue Seghill NE23 7RT

- Detached House on corner plot
- Living Room & Dining Room
  - Fantastic Location
  - No Upper Chain
  - Stunning Gardens
- Impressive fitted kitchen
- Superb Bathroom & Ensuite
  - Immaculate Throughout
    - Conservatory
- Quality Refurbished Kitchen

**Offers Over £315,000**





**\*\*\*\*IMPRESSIVE KITCHEN AND BATHROOM,. READY TO MOVE INTO, BEAUTIFULLY PRESENTED\*\*\***

An outstanding opportunity has arisen to purchase this beautifully presented corner sited detached house offering excellent family accommodation. The property has been much improved throughout by the current owners offering a ready to move into property. Situated close to local amenities and excellent road and transport links.



To the ground floor there is a welcoming reception hallway, ground floor cloakroom, spacious living room with modern decor and a feature fireplace, square arch through to dining room, French doors opening to a conservatory offering more living space. High quality modern refurbished kitchen with white glass fronted wall and floor units with luxury work surfaces incorporating Neff integrated appliances, utility room with wall and floor units, worksurfaces, wall mounted central heating boiler and plumbing for automatic washing machine (converted by halving the garage)



To the first floor there are three bedrooms all with fitted wardrobes. The master bedroom is refitted luxury ensuite, family luxury bathroom/WC.

Externally there is a block paved driveway to the front offering off street parking for multiple vehicles leading to half sized garage for storage, with light and power.

To the rear there is a generous sized Southerly aspect garden, well-tended mainly laid to lawn with good sized patio ideal for patio furniture etc.



There is UPVC double glazing and gas central heating.

## Reception Hallway

### Lounge

15'2 x 12'0

### Dining Room

10'3 x 9'2

### Kitchen

19'8 x 9'4

### Utility Room

8'5 x 8'2

### Cloakroom

### Bedroom One

13'4 x 10'5

### Ensuite

### Bedroom Two

11'5 x 8'0

### Bedroom Three

8'2 x 7'6

### Bathroom

### Garden

### Garage

### 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.

### Viewing Arrangements - Sales

#### OFFICE HOURS:

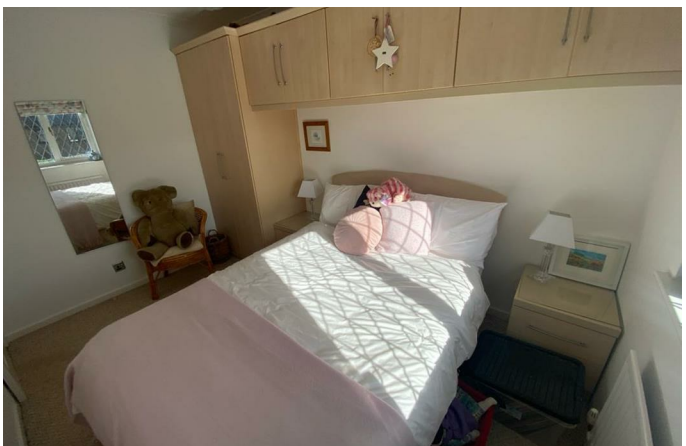
Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email [sd@mlestates.co.uk](mailto:sd@mlestates.co.uk)

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT







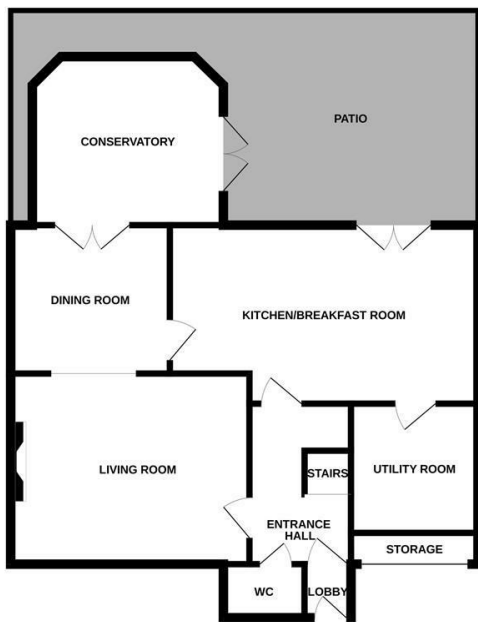
**Local Authority** Northumberland County Council  
**Council Tax Band** D  
**EPC Rating** C  
**Tenure** Freehold

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			
		70	82
England & Wales		EU Directive 2002/91/EC	

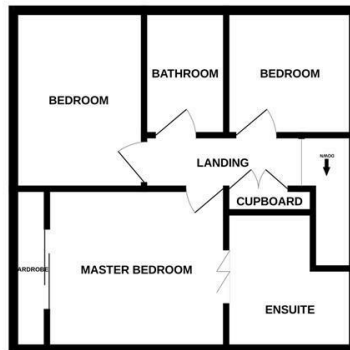
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST 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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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.