

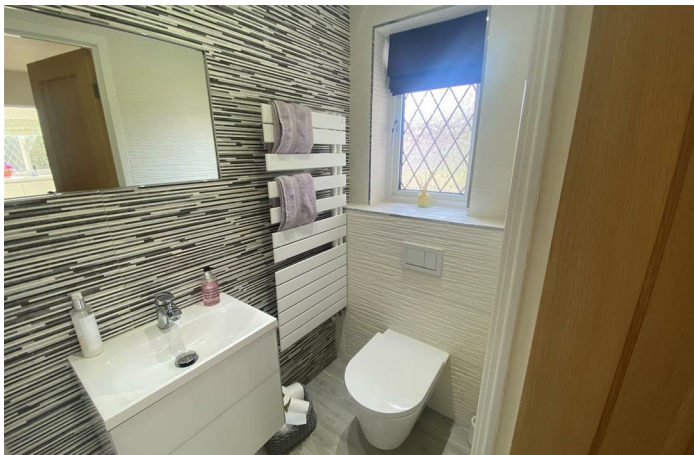


1 Thornbury Avenue Seghill NE23 7RT

- 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
 - Viewing essential

£290,000





*****QUITE SIMPLY STUNNING ****

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 is the spacious main bedroom which has quality fitted wardrobes and En-suite, double shower, room, Second bedroom is also a double room again with quality fitted robes, Third bedroom is a single again the added benefit of fitted robes for storage. Also luxury bathroom/WC with wash hand basin and WC set into vanity unit

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:

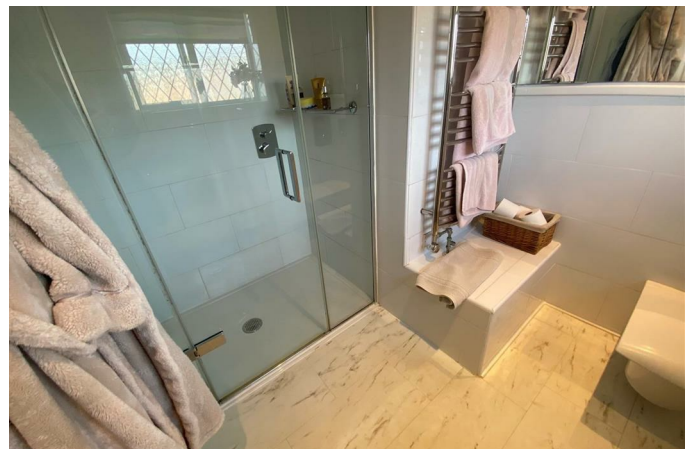
Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email sd@mlestates.co.uk

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

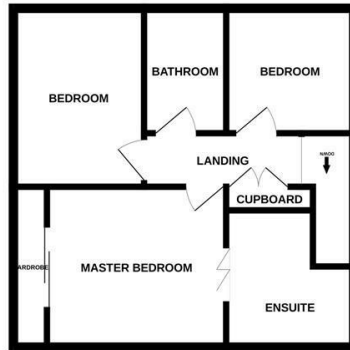
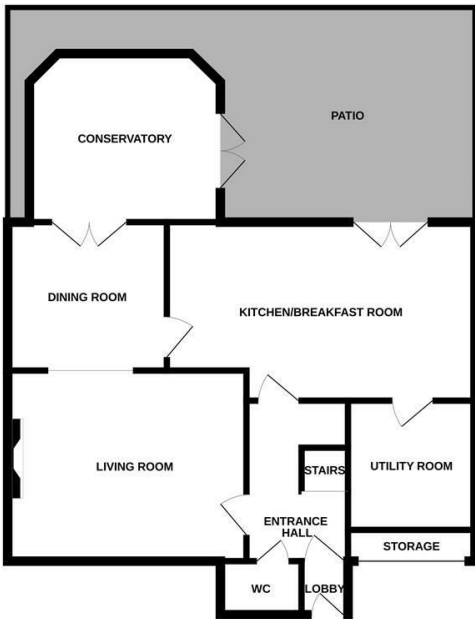


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	82
70	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ 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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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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