



7 Olive Grove , Seghill NE23 7FH

- Detached Bungalow
- Master with Walk in Wardrobe & EnSuite
- Conservatory
- Garage & Driveway
- No Upper Chain
- Two Bedrooms
- Dining Kitchen with Integrated Appliances
- Utility Room
- Gardens
- Semi Rural Location

£320,000





Internal inspection is essential to fully appreciate the size and quality of accommodation on offer in this two bedroom detached bungalow. The location is semi rural yet close to the village of Seghill and other amenities. There is UPVC double glazing and gas central heating with wireless hive heating system. The property is not overlooked at the rear and is offered with no upper chain.

You enter the property via a composite entrance door into a welcoming reception hallway with oak internal doors. There is a lounge with bay window to the front of the property, a large quality fitted dining kitchen with integrated appliances. There is a good size utility room with access to the garage and rear garden. From the kitchen there are French doors leading to a conservatory with windows and doors overlooking the garden with open views to the fields. The master bedroom has a good size walk in wardrobe and ensuite shower room.

There is a further double bedroom and a superb family bathroom/WC. The loft is fully boarded with access via wood fixed ladders. Externally there are gardens to both front and rear. Driveway offering off street parking leads to a single garage with light and power. There is UPVC double glazing and gas central heating. The property is not overlooked at the rear.

Entrance Hallway

19'10" x 5'1" x 10'11" x 4'0"

L Shaped

Living Room

20'7" x 10'5"

Dining Kitchen

18'8" x 12'9"

Conservatory

11'3" x 12'7"

Utility Room

8'0" x 13'7"

Master Bedroom

12'5" x 11'7"

Walk In Wardrobe

7'8" x 5'11"

Ensuite

5'0" x 7'5"

Bedroom Two

12'8" x 9'6"

Bathroom/WC

6'4" x 6'3"

Garage

18'2" x 8'2"

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.

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

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

Viewing Arrangements - Sales

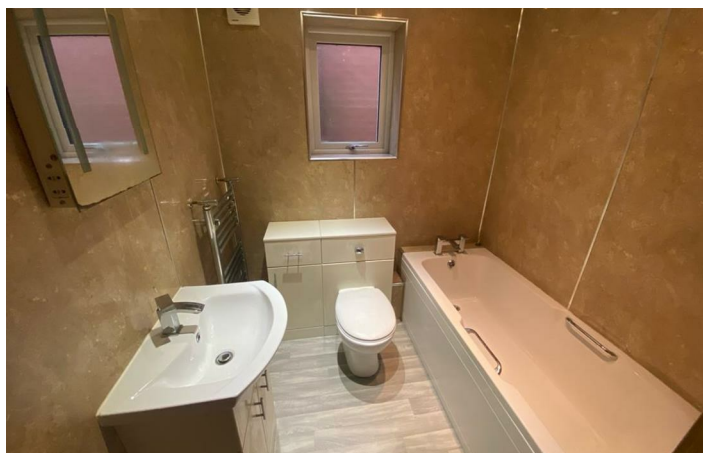
OFFICE HOURS:

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		76	87
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	



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/

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.