



13 Whiteford Place

Seghill, Cramlington NE23 7RS

- Family detached Home
 - Lounge/Diner
 - Downstairs Wc
 - En-Suite
 - Lovely Rear Garden
- Fantastic Location
- Cul-De-Sac position
 - Four Bedrooms
 - Garage
- Viewing strongly recommended

Asking Price £340,000





Situated on the ever so popular Netherfield Park development in the village of Seghill.

Offering excellent family accommodation, briefly comprising Entrance Lobby, Reception Hallway, Ground floor cloaks/WC, Lounge, archway to Dining Room, 22Ft Conservatory, large breakfasting Kitchen with ample wall and floor units, gas hob, electric oven and integral dishwasher.

To the first floor there are 4 bedrooms, master with En-suite and fitted wardrobes, Mezzanine from second bedroom, family bathroom/WC with White suite.

Externally there are gardens to the front and rear. Garage with double driveway for extra parking.

Internal viewing is essential to appreciate the size and quality of accommodation on offer.



Entrance

Hallway

Ground floor Cloaks/WC

Lounge

12'7 x 15'8

Dining Room

10'0 x 10'11

Conservatory

22'2 x 12'3

Kitchen

19'9 x 10'7

First Floor Landing

Bedroom 1

14'0 x 11'6

En-suite shower room

Bedroom 2

23'6 x 8'10

Bedroom 3

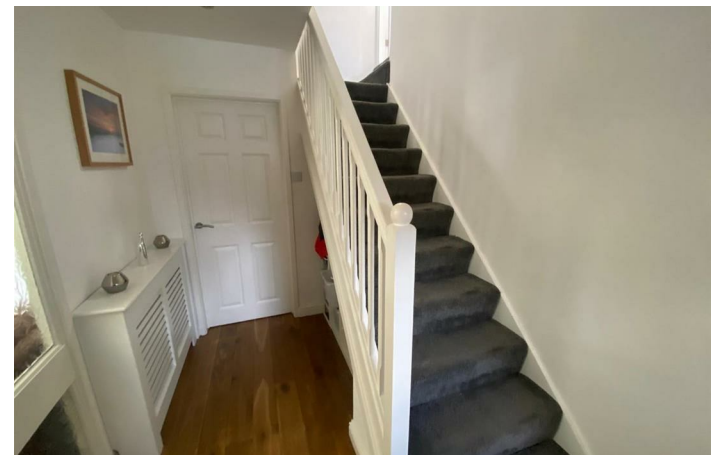
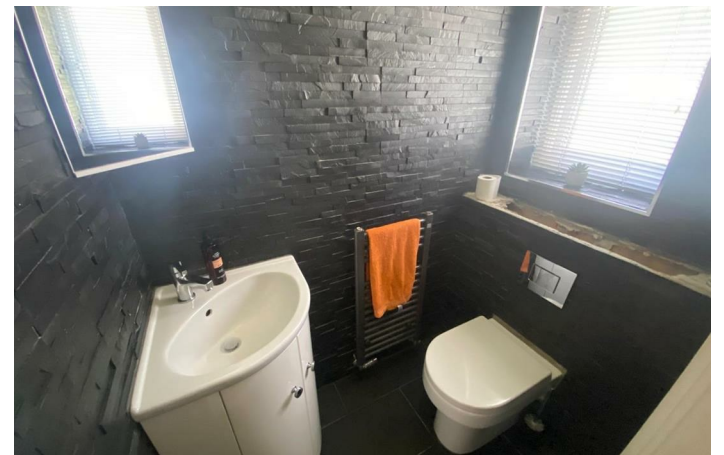
12'3 x 8'1

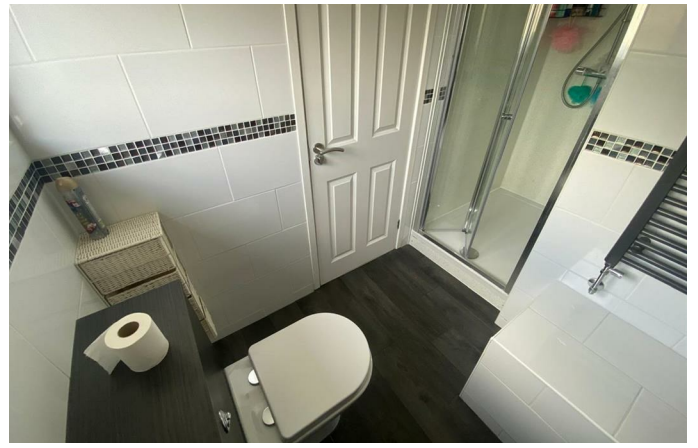
Bedroom 4

9'3 x 8'1

Bathroom

Garage





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

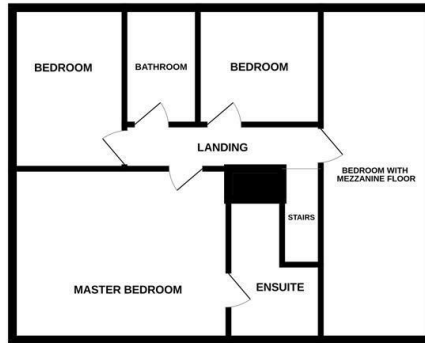
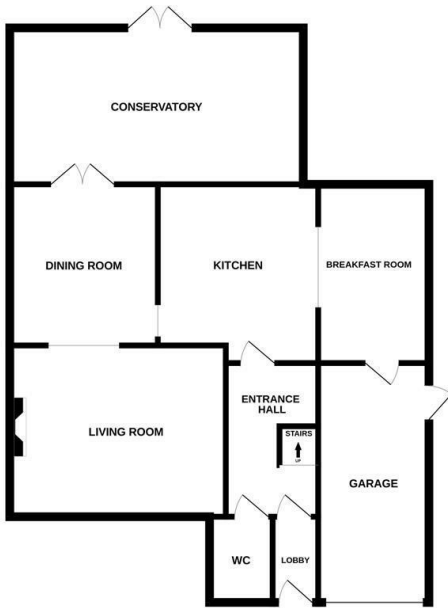
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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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