

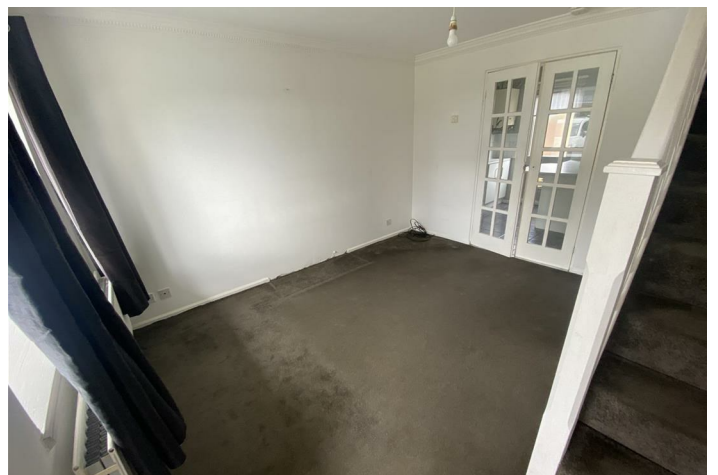


7 Twickenham Court

Seghill, Cramlington NE23 7TB

- Mid Terrace Home
- No Upper chain
 - Kitchen
- Some Double Glazing
 - Garden
- Situated in popular Location
 - Lounge
 - Two bedrooms
- Driveway for parking
- Ideal first purchase

Offers In The Region Of £125,000





*****OPEN TO OFFERS***** Ideal first home or retirement home, situated in a quiet location in the popular semi-rural village of Seghill, all local amenities are found in the centre of Seghill with the added benefit of good road links for commuting further afield.

The property comprises of: Lounge with stairs to the first floor and double doors to Kitchen/Breakfast room which is fitted with a range of White wall and floor units and breakfast bar, door leads to rear garden.



To the first floor there is the main Bedroom which has fitted wardrobes with over bed storage and shelving, Bedroom two with laminate flooring, Bathroom has a White suite.

Externally there is a paved rear garden, shed and access gate. parking area at the front of the property.

No upper chain, Viewing recommended



Entrance

Lounge

12'1 x 11'9

Kitchen/Breakfast room

11'8 x 8'9

Landing

Main Bedroom

21'1 x 9'10

Bedroom 2

8'2 x 5'7

Bathroom

Externally

Open aspect to the front, driveway

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.

OFFICE HOURS:


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


Saturday 9:00am - 2:00pm

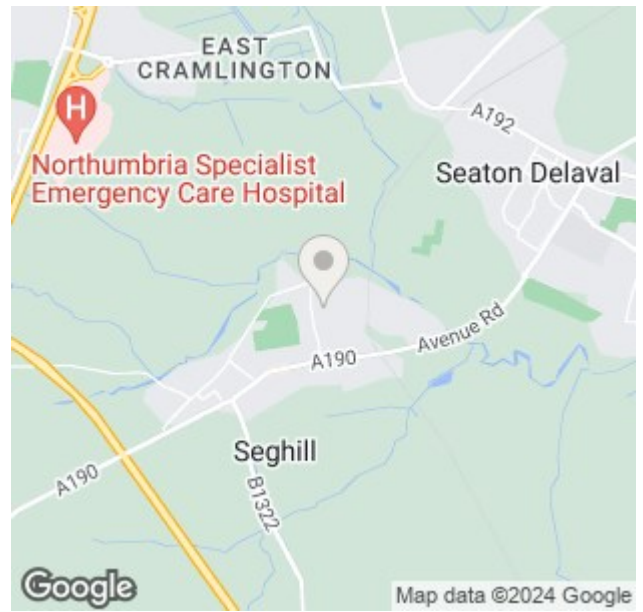
We are contactable after hours on our social media pages and via email sd@mlestates.co.uk



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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(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	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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Not environmentally friendly - higher CO ₂ emissions	
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