

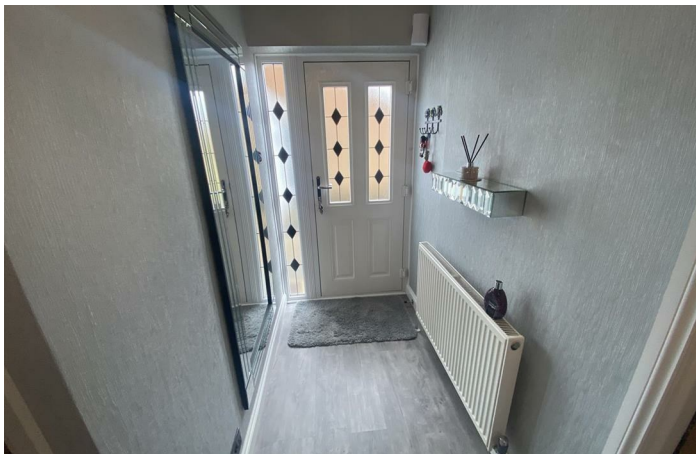


## 7 Chester Grove Seghill, Cramlington NE23 7TR

- Immaculate Semi-Detached Bungalow
  - Extended to Rear
  - 15'0 Living Room
  - Luxury Shower Room
  - Gardens Front and Rear
- Must Be Viewed
- Beautiful Kitchen/Diner/Family Room
  - Two Bedrooms
  - Driveway and Garage
  - Cul De Sac Position

**£225,000**





Ideally situated in a quiet cul de sac is this superbly presented semi-detached bungalow offering immaculate and ready to move into accommodation.

Internal viewing is essential to appreciate what this property has to offer. Local amenities are close by.

Briefly comprising reception hallway, living room to the front, extended kitchen/dining/family which is well fitted with ample modern wall and floor units with electric hob and oven and extractor hood, sink unit with mixer tap, space for table and chairs and seating area, French doors opening to garden. Two bedrooms (master with modern sliding door wardrobes), luxury shower room with shower enclosure with mains shower, vanity wash hand basin and low level w.c.

Externally there are gardens to the front and rear, driveway leading to garage. there is Upvc double glazing and gas central heating.

**Reception Hallway**

**Living Room**

15'6 x 11'3

**Dining Kitchen**

21'1 (narrowing to 19'5) x 9'3

**Bedroom 1**

12'2 x 9'2

**Bedroom 2**

9'9 x 9'9

**Shower Room**

6'1 x 5'4

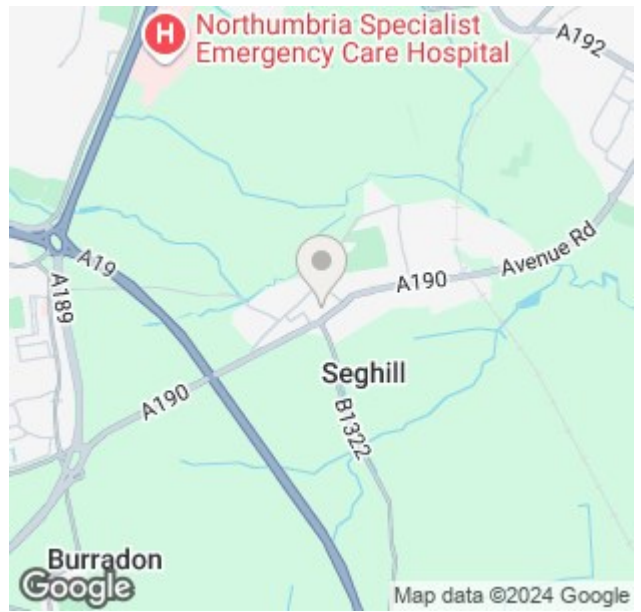




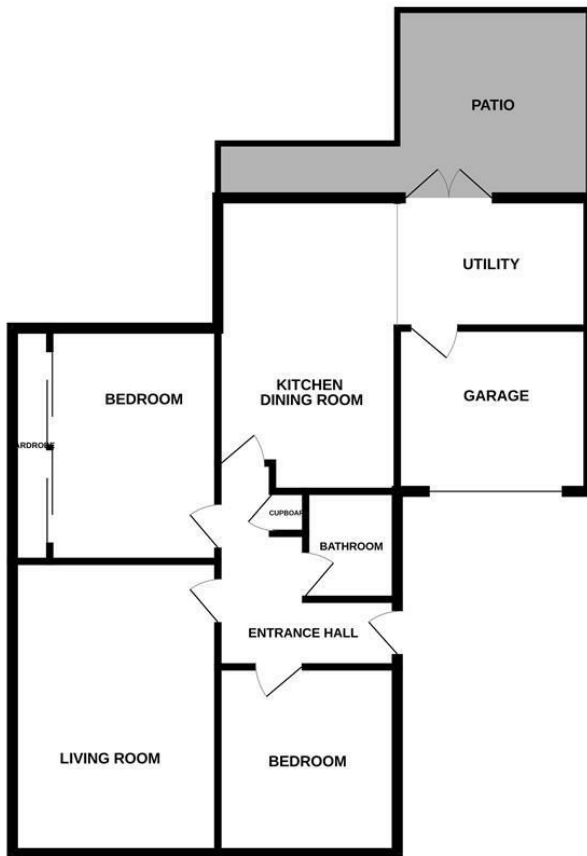
**Local Authority** Northumberland County Council  
**Council Tax Band** B  
**EPC Rating** D  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 <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



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.