



## 60 Deneside Seghill NE23 7ES

- Lovely Family Home
- Modern Kitchen
- Three Bedrooms
- Driveway to the front
- Popular Village location
- Spacious Lounge/Diner
- Good sized utility room
- Bathroom with White suite
- Lovely private sunny garden to the rear
- Viewing recommended

**£145,000**





Lovely family home that needs to be viewed to be appreciated, situated in the popular Deneside development in Seghill.

The accommodation comprises Entrance Hall, Lounge through Dining area with patio doors leading out to the garden, Modern White high gloss fitted kitchen with built in double oven, hob and extractor, spacious utility room which is plumbed for dish washer and washing machine, ample storage storage.

Stairs to the first floor leads to Two double bedrooms and a generous single, Bathroom with White suite and shower over.

Lovely sunny rear garden, private, mainly laid to lawn with gravelled area. Garden to the front and driveway parking.

Lovely house, must be viewed.



### Entrance Hall

### Lounge/Diner

20'8 x 13'8

### Kitchen

9'3 x 8'3

### Utility room

10'7 x 8'7

### Stairs to the first floor

### Bathroom

8' x 5'5

### Bedroom 1

8'7 x 13'5

### Bedroom 2

11'8 x 8'8

### Bedroom 3

8'6 x 9'2

### Gardens to the front and rear

### Driveway Parking

### 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.

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



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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