



## 13 Chester Grove , Seghill NE23 7TR

- Semi Detached Bungalow
- 18ft Extended Dining Room
  - Gardens
  - 15ft Living Room
  - Driveway & Garage
- No Upper Chain
- Family Bathroom/WC
- Quiet Cul-de-sac Position
  - Two Bedrooms
  - Reduced for quick sale

**£169,950**





\*\*\*\*\*Reduced for quick sale\*\*\*\*\*Still open to offers\*\*\*\*\*

A lovely opportunity to purchase this semi-detached bungalow, situated in a delightful cul-de-sac, close to local amenities including shops and bus routes. The property has the added advantage of being sold with no onward chain. The property benefits from double glazing, gas central heating and is Freehold.

To the ground floor there is a reception hallway with storage cupboard, 15ft living room, extended 18ft Dining kitchen with access to rear garden and ample space for table and chairs. There is a good range of wall and floor units with contrasting work surfaces, space for cooker and automatic washing machine. There are two bedrooms, (master with fitted wardrobes), and a family bathroom with coloured suite comprising of panelled bath, wash basin and low level WC.

Externally there is a well tended front garden with a driveway leading to single garage with a up and over door. To the rear, the garden is an easy maintenance garden mainly laid with gravel.

## Reception hallway

### Lounge

15'9 x 11'3

### Dining Kitchen

18'8 x 9'9'

### Bedroom One

12'8 x 9'3

### Bedroom Two

9'9x'9'9'

### Bathroom WC

### Garage

16'6 x 7'6

### Gardens

### 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.

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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](mailto:sd@mlestates.co.uk)

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT

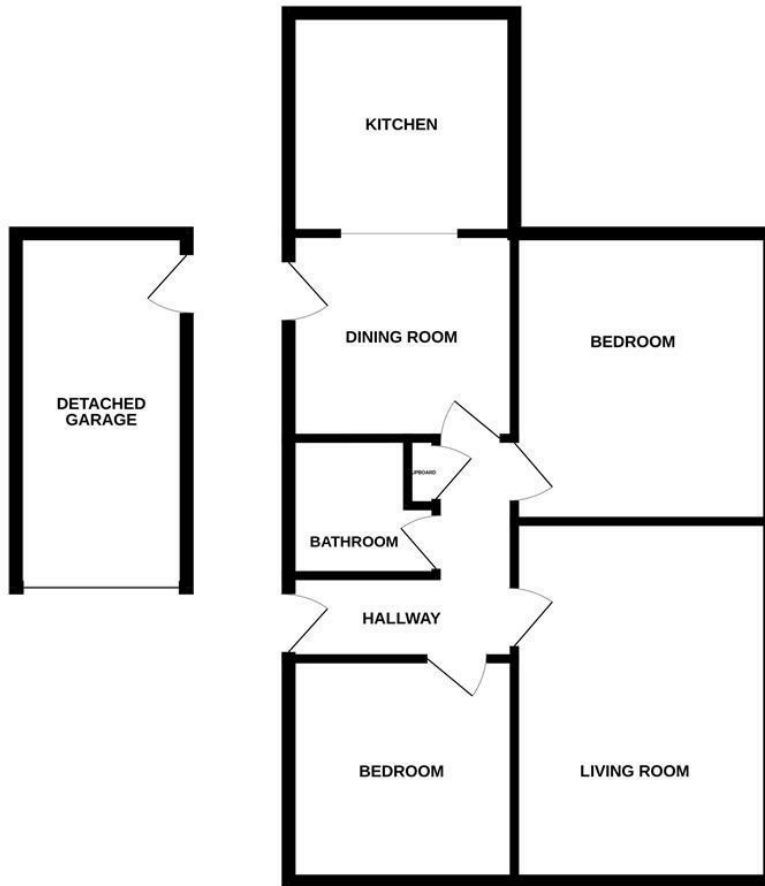
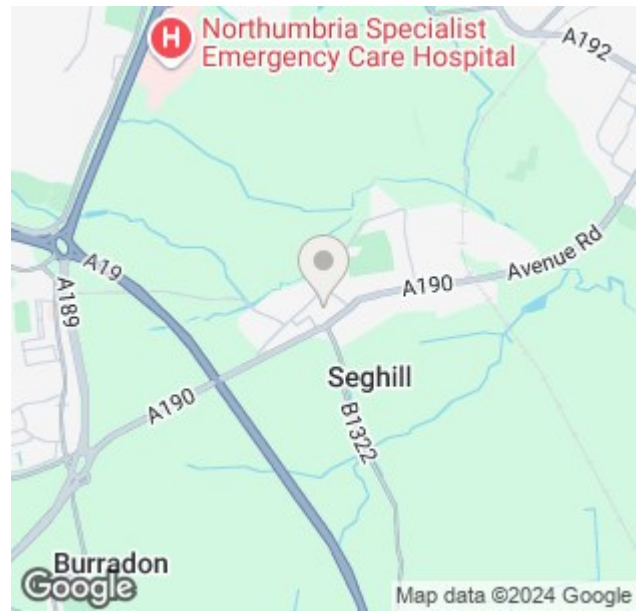


**Local Authority** Northumberland County Council  
**Council Tax Band** C  
**EPC Rating** TBCD  
**Tenure** Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
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(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	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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