



11 Station Road Seghill, Cramlington NE23 7SE

- Semi-detached home
- Close to local amenities, good road & train links and "Super school"
- 14" Lounge
- Superb new bathroom
- Large rear garden
- Situated in the Heart of Seghill
- Spacious accommodation
- 17' Kitchen/Dining room
- Three good sized bedrooms
- No Upper Chain

£134,950





Realistically priced family home, situated in the heart of Seghill, close to all local amenities including shops, Doctors surgery, good schools to include the new "super school" in Seaton Delaval, good road links and the new Northumberland train line in Seaton Delaval for commuting to Newcastle upon Tyne.

The accommodation comprises 14Ft Lounge, spacious Kitchen/Dining room, superb new bathroom which has been completely renewed to include new White suite of Panelled bath, pedestal wash hand basin and WC, fully tiled walls and floor and chrome ladder radiator.



Stairs to the first floor there is the main bedroom to the front with two windows making the room light and airy, and then two further bedrooms to the rear.

Large rear garden laid to lawn, pathway and gate leads to the front. No upper chain involved.



Entrance

Lounge

14'7 x 11'8

Kitchen/Diner

8'4 x 17'9

Ground floor Bathroom

First floor landing

Bedroom 1

8'5 x 15'8

Bedroom 2

12'4 x 8'4

Bedroom 3

9'3 x 9'1

Externally

Viewings

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

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.



Local Authority Northumberland County Council
Council Tax Band A
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	69	
(55-68) D		
(39-54) E		
(21-38) F		69
(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



ML Estates Sales Office

27 Avenue Road, Seaton Delaval, Tyne
And Wear, NE25 0DT

Contact

0191 237 60 60
sd@mlestates.co.uk
www.mlestates.co.uk/

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.