



Mares Close Seghill, Cramlington NE23 7EA

- Stone Built Barn Conversion
 - No Upper Chain
 - Dining Kitchen
 - Four Bedrooms
 - Parking to the front
- Semi Rural Location
 - 19'0 Living Room
- Ground Floor Cloaks/w.c.
- Family Bathroom and En-Suite
- Gardens Front, Side and Rear

£465,000





Garden House is available with no upper chain and situated with the beautiful Mares Close Farm development. This stone built barn conversion is worthy of internal inspection to appreciate the property and surrounding open farmland providing rural views. Briefly comprising Reception Hallway, cloaks/WC 19'0 Living Room offering light and airy accommodation with beams and feature windows, 17'0 Dining Kitchen with ample space for table and chairs, modern wall and floor units with co-ordinating work surfaces incorporating sink unit with mixer tap, gas hob, electric oven, cupboard housing central heating boiler. To the first floor there are Four Bedrooms (master with en-suite) family Bathroom/WC with white suite of bath, pedestal wash hand basin and low level w.c.

Externally there are large front and side lawned garden and a further garden to the rear with lawn and decking. There is parking to the front of the property.

Entrance Hallway

Cloaks/w.c.

Lounge

19'2 x 19'0

Dining Kitchen

17'5 x 12'3

First Floor Landing

Bedroom 1

17'6 x 12'3

En-Suite

5'10 x 5'5

Bedroom 2

17'7 x 11'10

Bedroom 3

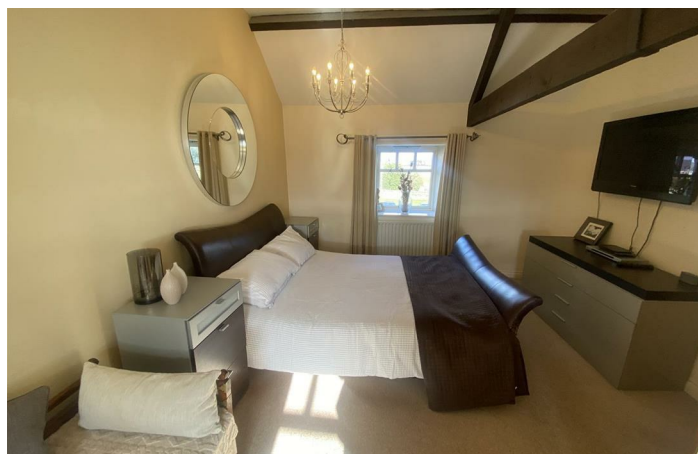
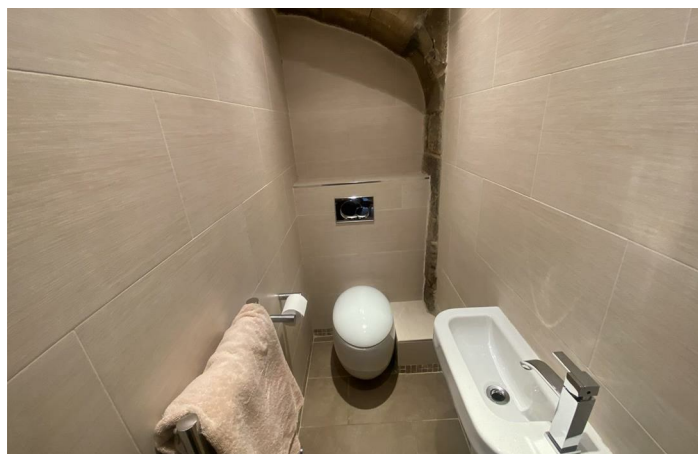
9'8 x 7'10

Bedroom 4

9'7 x 7'9

Bathroom/w.c.

6'5 x 5'10







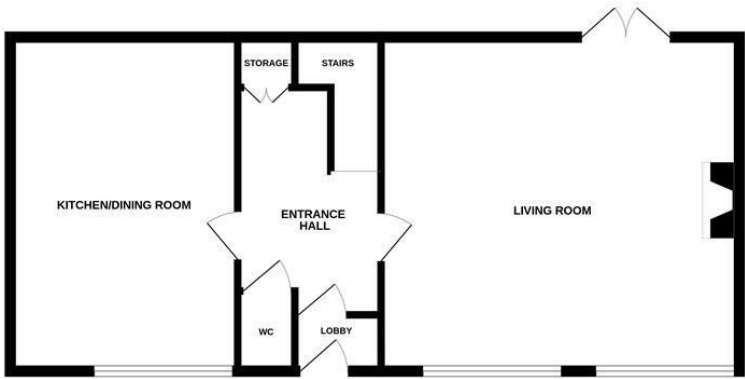
Local Authority Northumberland County Council
Council Tax Band E
EPC Rating D
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

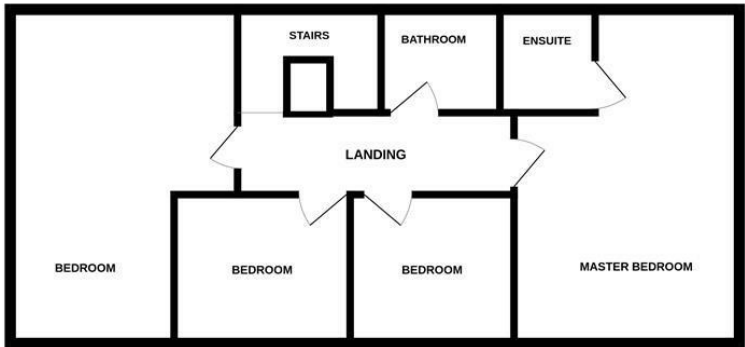
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR



1ST 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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