



### 3 Bonnivard Gardens

Seghill, Cramlington NE23 7EG

- Pleasant Corner Plot
- Three Bedrooms
- 19'0 Kitchen/Diner
  - Wet Room
- Covered car port
- Semi-Detached House
  - Lounge
  - Utility and w.c.
- Gardens to front, side and rear
- Viewing recommended

**£149,950**







Occupying a lovely corner plot we are pleased to bring to the market this family sized three bedroomed semi detached house. Situated close to amenities and good road links. The accommodation on offer briefly comprises Entrance Porch to hallway, 14'0 lounge to the front. 19'0 kitchen/diner with a range of fitted units, door to rear lobby with w.c and utility room with plumbing for washing machine. The dining area has a feature recess for fire and a window overlooking the rear garden. To the first floor there are three bedrooms and a wet room with wash hand basin and w.c. Landing with loft hatch to part boarded loft accessed via a drop down ladder. Externally there is a rear garden with lawn and patio, to the side there is a lovely sized low maintenance garden and covered car port. The property has Upvc double glazing throughout and gas central heating. there is Spro CCTV camera to the front of the house for added security. Viewing recommended.

**Entrance Porch**

**Entrance Hallway**

**Lounge**

14'2 x 11'9

**Kitchen/Diner**

19'6 x 10'4

**Utility and Wc**

**Bedroom 1**

13'10 x 11'9

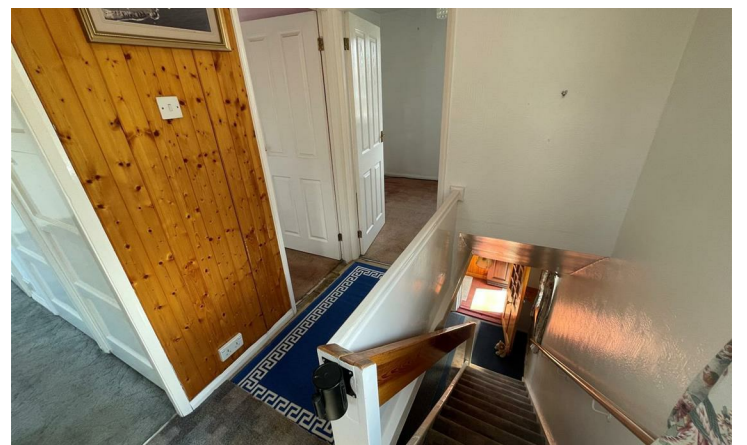
**Bedroom 2**

13'10 x 8'9

**Bedroom 3**


9'4 x 8'6

**Wetroom/w.c.**

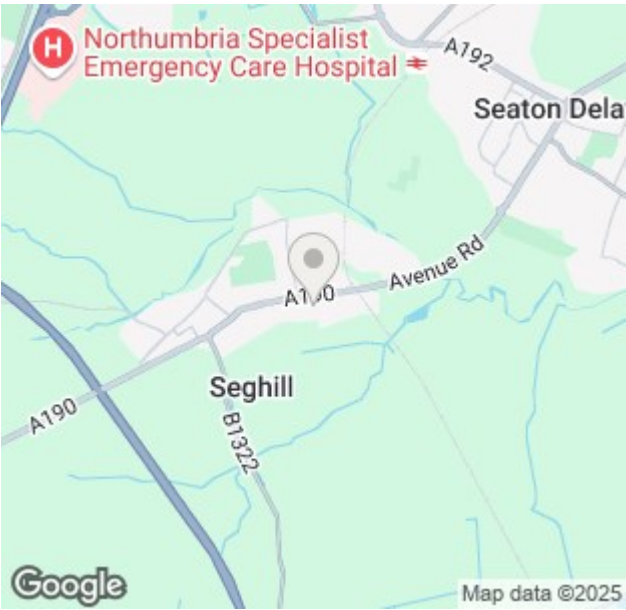




Local Authority Northumberland  
Council Tax Band A  
EPC Rating C  
Tenure Freehold

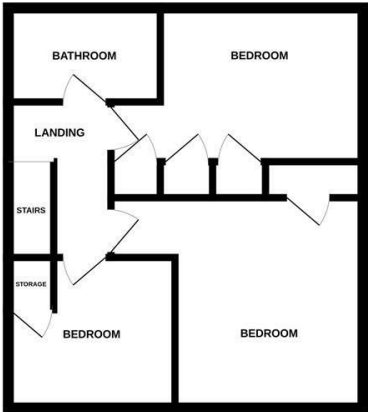
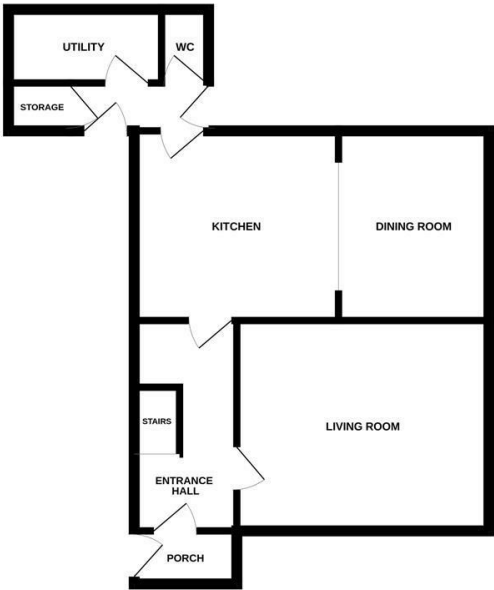
| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          |           | <b>88</b>   |
| (81-91) <b>B</b>                            |           |   |
| (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>74</b> |   |
| 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<br>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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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.