



## 19 Woodkirk Close Seghill, Cramlington NE23 7TZ

- Semi Detached Dormer Bungalow
  - 15ft Fitted Kitchen
  - 17ft Conservatory
  - Large Corner plot
  - Cul De Sac Position
- Living Room
- 3 Bedrooms
- Quality Fitted Bathroom/w.c
- Garage & Gardens
- Viewing Essential

**£265,000**





A beautifully positioned and presented Semi Detached Dormer Bungalow situated on an excellent sized plot in a delightful cul-de-sac. Located close to local amenities, internal viewing is strongly recommended.

Briefly comprising an Entrance Porch with inner door to reception Hallway, Ground Floor master Bedroom to front, Modern re-fitted Bathroom with modern white suite of panelled bath with twin head shower, vanity wash hand basin and low level w.c, Living Room through to a 17ft Conservatory with ample space for a dining table & chairs, 15ft Kitchen with a good range of wall & floor units incorporating stainless steel sink unit with mixer tap, integrated fridge, freezer and washing machine, wall mounted central heating boiler. To the first floor there are a further 2 Bedrooms. Externally there is a garden to the front, block paved driveway, detached garage. To the rear there is a large extensive well stocked private garden ideal for the keen gardener.

There is UPVC Double Glazing & Gas Central Heating.

### Entrance Lobby

### Reception Hallway

### Bedroom One

8'0 x 11'8

### Bathroom/w.c.

### Living Room

11'9 x 11'5

### Kitchen

15'4 x 8'5

### Conservatory

17'4 x 11'3

### Further 2 First Floor Bedrooms

### Bedroom 2

11'8 x 8'5

### Bedroom 3

11'4 8'5

### Externally

### Disclaimer

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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.



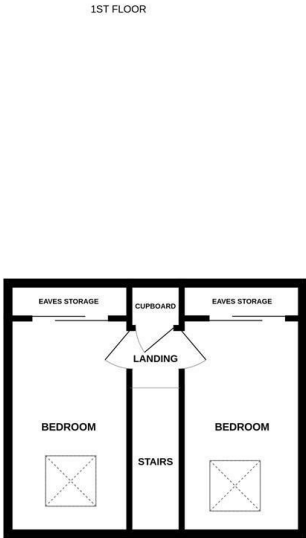
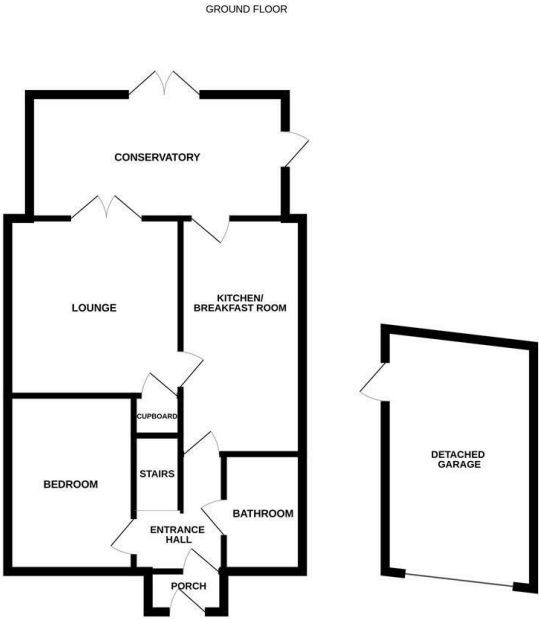




Local Authority Northumberland County Council  
Council Tax Band B  
EPC Rating C  
Tenure Freehold

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 86                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 71      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                                           |
|-----------------------------------------------------|---------|-----------------------------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                                                 |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |                                                                                                           |
| England & Wales                                     |         | EU Directive 2002/91/EC  |



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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