



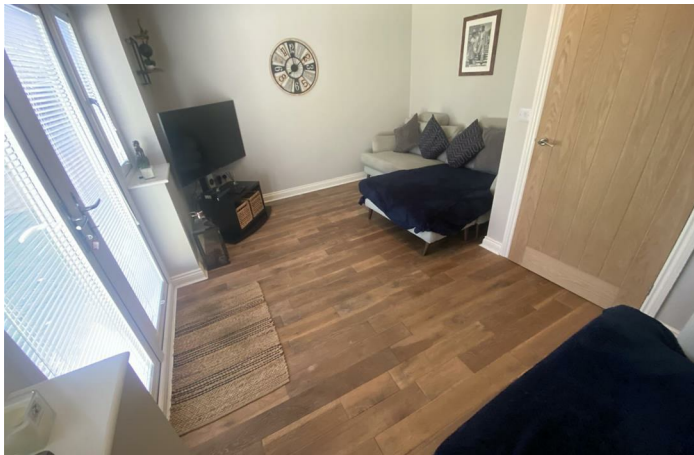
2 Kensington Close

Seghill, Cramlington NE23 7UG

- Delightful end link
- Small cul de sac location
- Stunning modern Bathroom
 - Fitted Kitchen
 - Driveway to front
- Ideal first time buy
- No upper chain
 - 15Ft Lounge
 - 2 Bedrooms
 - Rear garden

£159,950





****IDEAL STARTER HOME****

Situated in a quiet cul de sac location in the heart of the ever so popular Seghill village with numerous local amenities closeby, is this modern end link home.

The property should be of particular interest to first time buyers as offering ready to move into accommodation with NO UPPER CHAIN. The property comprises of Entrance Hallway, ground floor cloaks/WC, Lounge/Diner to the rear with French doors opening to rear garden, fitted kitchen with range of wall and floor units with electric hob and oven, work surfaces incorporating sink unit, plumbed for washing machine.

To the first floor there are 2 Bedrooms and a fantastic re-fitted Luxury bathroom with White suite of panelled bath with shower over, modern wash hand basin, low level WC.

Externally there is a driveway to the front and fenced rear garden.

Entrance

Reception Hallway

Ground floor Cloaks/WC

6'10 x 3'4

Lounge/Diner

15'6 x 10'10 narrowing to 8'6

Kitchen

9'9 x 6'11

First floor landing

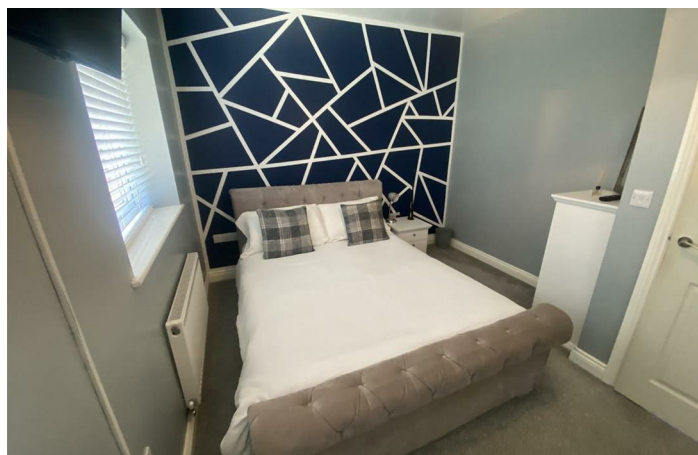
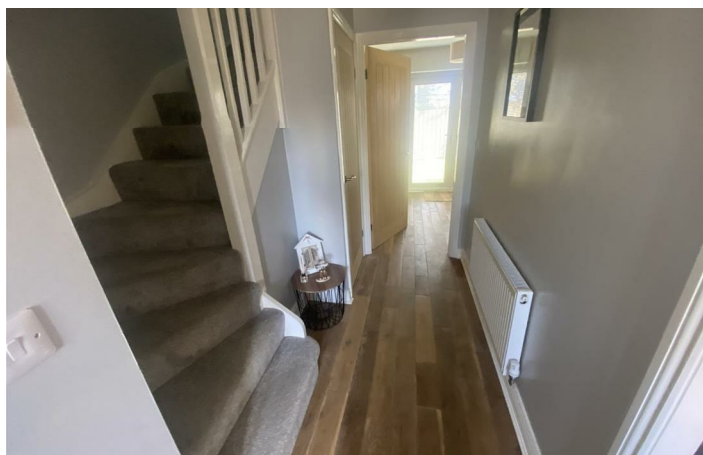
Bedroom 1

15'5 x 10'7 narrowing to 8'3

Bedroom 2

10'8 x 7'1

Externally





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) A		100
(81-91) B		
(69-80) C	80	
(55-68) D		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

