



77 Barrowburn Place

Seghill, Cramlington NE23 7HD

- Lovely position
- Popular Location
 - Dining area
 - 3 Bedrooms
 - Man Cave/Bar
- Semi-detached house
- 14Ft Lounge with gas fire
 - Conservatory
- Driveway/off street parking
- Good family accommodation

£225,000





Situated on Barrowburn Place with open green to the front is this semi-detached house offering excellent sized family accommodation, local shops, schools etc are nearby including the Northumberland Train line in Seaton Delaval.

Briefly comprising Entrance Porch, Lounge with feature surround and gas fire, square arch to Dining Room with patio doors to conservatory with access to garden, refitted good sized 17ft Kitchen with a good range of wall and floor units with contrasting work surfaces, integrated dishwasher, fridge freezer, electric hob and oven, space for table and chairs and access to rear garden.



To the first floor there are 3 bedrooms and bathroom/WC with White suite comprising of paneled bath with electric shower over, pedestal wash hand basin and low level WC. Externally there is a driveway to the front offering off street parking and to the rear is a further garden with lawn and borders. The garage has been converted to a fabulous man cave/bar with central heating radiator.



Entrance Porch

Lounge

14'7 x 14'1

Dining Room

10'3 x 8'8

Conservatory

11'8 x 10'6

Kitchen

17'6 x 10'5

Inner Hallway

Man cave/Bar

13'6 x 8'4

Bedroom 1

11'8 x 7'10

Bedroom 2

10'6 x 8'9

Bedroom 3

8'8 x 7'7

Bathroom/WC

8'7 x 5'4

Externally

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 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

