



55 Barrowburn Place

Seghill, NE23 7HB

£199,950

- ◆ Semi Detached House
- ◆ Four Bedrooms
- ◆ Conservatory
- ◆ Two Reception Rooms
- ◆ Kitchen Breakfast Room
- ◆ Utility Room
- ◆ En-Suite & Family Bathroom
- ◆ Gardens
- ◆ Garage & Driveway
- ◆ No Upper Chain



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55 Barrowburn Place, Seghill, Northumberland , NE23 7HB



Property Description

A very well presented four bedroomed semi-detached residence situated in a highly favoured residential location, in the established community in the village of Seghill, close to local shops, schools, excellent road links and bus routes. Viewing strongly recommended to appreciate this spacious home. The property has gas central heating, UPVC double glazing and no upper chain.

To the ground floor there is a lounge, separate dining room, superb fitted kitchen/breakfast room and utility area.

To the first floor there are four bedrooms, principal ensuite, and a luxury family bathroom.

Externally there are gardens to the front and rear, garage and driveway for extra parking.



ACCOMMODATION

UPVC double glazed entrance door leading to...

PORCH

UPVC double glazed windows to the front and side elevation, door leading to...

HALLWAY

Built in storage cupboard, central heating radiator, staircase leading to first floor, door leading to...

LOUNGE

14' 3" x 11' 6" (4.34m x 3.51m) UPVC double glazed window to the front elevation, central heating radiator, TV point, coving to ceiling, dado rail, arch to...



DINING ROOM

10' 6" x 17' 10" (3.2m x 5.44m) Tiled flooring, coving to ceiling, dado rail, central heating radiator, UPVC double glazed window to the rear elevation, opening to...

CONSERVATORY

9' 10" x 9' 10" (3m x 3m) UPVC double glazed windows and doors overlooking the rear garden, central heating radiator, tiled flooring.



KITCHEN/BREAKFAST ROOM

22' 10" x 7' 11" (6.96m x 2.41m) Central heating radiator, tiled flooring, excellent range of cream and wood trim wall floor and drawer units, work surfaces, distinctive tiled splashback, UPVC double glazed windows to the rear and side elevation, side display shelves, Belfast sink, antique style mixer tap, spotlights to ceiling, built in five burner gas hob, extractor light above, oven below, central heating radiator, UPVC double glazed door to garden, wall mounted gas boiler (for domestic hot water and central heating), plumbed for dishwasher, space for table and chairs, door leading to...



UTILITY ROOM

8' 0" x 8' 0" (2.44m x 2.44m) Plumbed for automatic washing machine, space for tumble dryer, space for fridge freezer, shelf for storage.

Stairs from hallway lead to...

FIRST FLOOR LANDING



MASTER BEDROOM

18' 0" x 8' 7" (5.49m x 2.62m) Two UPVC double glazed windows to the front elevation, central heating radiator, loft access, panelled door to...

ENSUITE

Tiled flooring, part tiled walls, spotlights to ceiling, UPVC double glazed frosted window, white suite comprising, pedestal wash hand basin, low level WC, double shower unit.

BEDROOM TWO

12' 7" x 7' 8" (3.84m x 2.34m) UPVC double glazed window, central heating radiator, good range of mirror door sliding wardrobes.

BEDROOM THREE

8' 11" x 8' 10" (2.72m x 2.69m) UPVC double glazed window to the rear elevation, coving to coving, built in storage cupboard, central heating radiator.

BEDROOM FOUR

7' 8" x 8' 9" (2.34m x 2.67m) UPVC double glazed window to the front elevation, central heating radiator, coving to ceiling.



BATHROOM

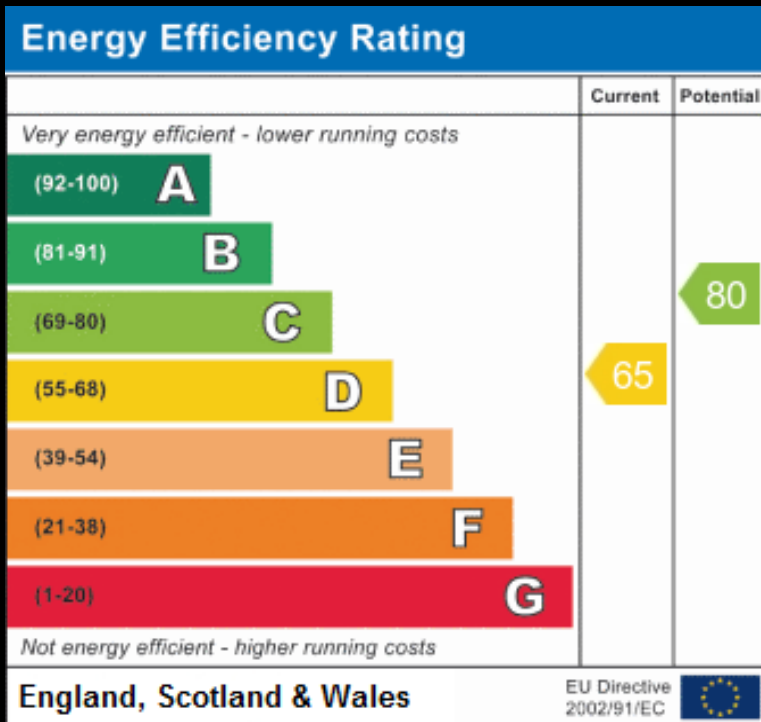
UPVC double glazed frosted window, tiling to floor, part tiling to walls, central heating radiator, corner bath, pedestal wash hand basin, low level WC, spotlights to ceiling.

EXTERNAL

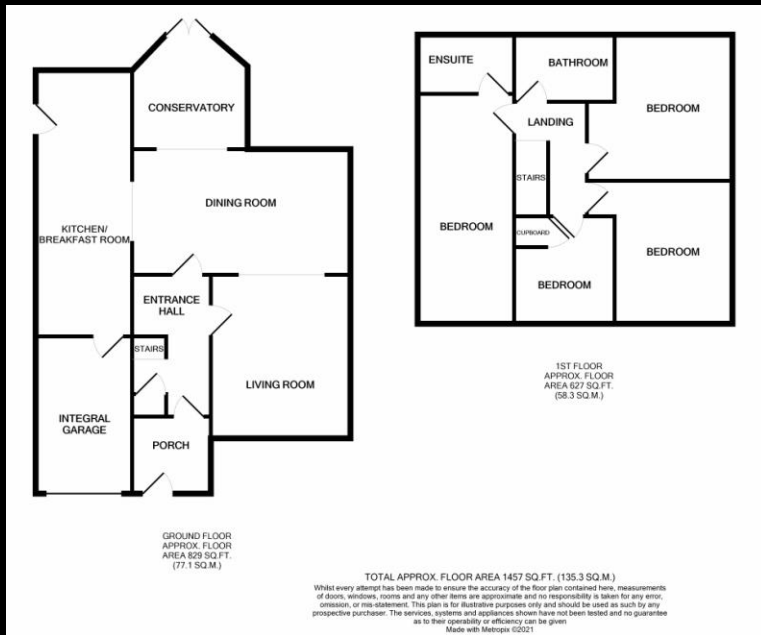
To the front of the property there is a block paved driveway for several cars leading to a single garage and side access to the rear garden.

To the rear of the property there is a gravelled area, path, water supply, patio area, steps to raised lawns and mature hedges.

EPC Graph



Floor Plan



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The mention of any appliances and/or services within these does not imply that they are in full and efficient working order. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.

OFFICE HOURS:

Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email sd@mlestates.co.uk

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT

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