



## 13 Hazlitt Place

Seghill, NE23 7EH

£119,950

- ◆ Semi-detached House
- ◆ 13ft Lounge
- ◆ 26ft Conservatory
- ◆ Gardens
- ◆ Close to schools & amenities
- ◆ Popular Location
- ◆ 18ft Dining Kitchen
- ◆ Three Bedrooms
- ◆ On Street Parking
- ◆ Ideal First Purchase



## 13 Hazlitt Place, Seghill, Northumberland, NE23 7EH



### Property Description

A semi-detached house located in the popular village of Seghill close to local amenities, offering ideal first time buyer/and or family accommodation. Briefly comprising reception hallway, Lounge, fitted dining kitchen, spacious conservatory, to the first floor there are there bedrooms and a family bathroom/WC. Externally there are gardens to both front and rear. Also benefiting from UPVC double glazing and gas central heating.

#### ENTRANCE

UPVC double glazed door leads into...

#### PORCH

Inner door leads to...

#### HALLWAY

Stairs to the first floor.



### LOUNGE

13' 7" x 11' 6" (4.14m x 3.51m) UPVC double glazed bow window to the front elevation, feature fire surround with gas fire, laminate flooring, coving to the ceiling.

### DINING KITCHEN

18' 2" x 8' 7" (5.54m x 2.62m) Fitted with a good range of wall and floor units with contrasting work surfaces incorporating stainless steel sink unit with mixer tap, integral fridge freezer, integral microwave, electric oven and hob, integral coffee machine, plumbed for washing machine, double panelled radiator, extractor hood, space for table and chairs, UPVC double glazed door to conservatory, double patio sliding doors to ..

### CONSERVATORY

26' 8" x 8' 11" (8.13m x 2.72m) UPVC double glazed windows and door, laminate flooring, electric heater.

### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation.



### BEDROOM 1

12' 0" x 10' 8" (3.66m x 3.25m) UPVC double glazed window to the front elevation, central heating radiator, built in wardrobes, drawers and cupboards.



### BEDROOM 2

11' 5" x 8' 9" (3.48m x 2.67m) UPVC double glazed window to the rear elevation, central heating radiators, built in wardrobes.

### BEDROOM 3

8' 10" x 8' 2" (2.69m x 2.49m) UPVC double glazed window to the front elevation, central heating radiator, built in wardrobes and cupboards.

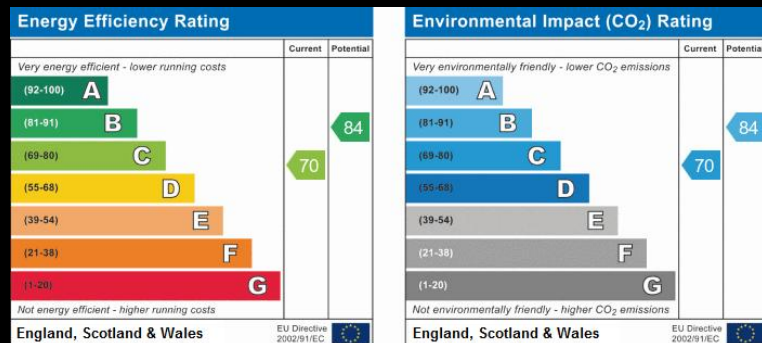


### BATHROOM

Comprising White suite of panelled bath with mains shower over, vanity wash hand basin, low level WC, tiled floor, ladder style radiator, UPVC double glazed window to the rear.

### EXTERNALLY

Garden to the front whilst to the rear is a further fenced garden with decking and lawn.



## TENURE

Leasehold

The tenure of the property has been confirmed by the vendor of this property however this property should be clarified by your legal representative prior to exchange of contracts.

## A PROPERTY TO SELL?

IF YOU ARE THINKING OF MOVING TO A NEW HOUSE IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITH OUT OBLIGATION. PLEASE GIVE US A CALL ON 0191 237 6060.

## OFFICE HOURS:

Monday - Friday 9:00am - 5:30pm

Saturday 9:30am - 3:00pm

We are contactable after hours on our social media pages and via email [sd@mlestates.co.uk](mailto:sd@mlestates.co.uk)

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

**27 Avenue Road  
Seaton Delaval  
Tyne & Wear  
NE25 0DT**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck measurements.

**[www.mlestates.co.uk](http://www.mlestates.co.uk)  
[sd@mlestates.co.uk](mailto:sd@mlestates.co.uk)  
0191 237 6060**