



25 Blaketown

Seghill, Cramlington NE23 7EE

- Immaculate throughout
- Pleasant Cul-De-Sac location
- Open plan Lounge/Diner
- Rear storage/Office Area
- Modern bathroom/WC
- Semi-detached house
- Ready to move into
- Fitted Kitchen
- Two double bedrooms
- Large rear garden and garage

£155,000





Offered for sale with no upper chain is this delightful semi-detached home, superbly situated in a cul-de-sac position close to local amenities. Internal viewing is recommended to fully appreciate the size and quality of accommodation on offer, briefly comprising: good sized Lounge/Diner with feature chimney breast, open plan staircase, ample space for table and chairs, UPVC double glazed French doors opening to rear garden. Fitted kitchen with a range of wall and floor units with contrasting work surfaces incorporating sink unit and electric oven and hob, access to rear storage rooms one currently used as an office with under floor heating.

To the first floor there are 2 double bedrooms and modern family bathroom comprising panelled bath with mains shower over and screen, wash hand basin and low level WC.

Externally there is a walled garden to the front, whilst to the rear is an excellent sized garden mainly laid to lawn, patio area and detached garage with light, power and electric door.

Ideal accommodation for first time buyers looking for a ready to move in property. Viewing is recommended.

Entrance

Lounge/Diner

19'10" x 17'8"

Kitchen

8'3" x 10'0"

First Floor Landing

Bedroom 1

17'8" x 9'10"

Bedroom 2

9'8" x 8'7"

Bathroom/WC

8'9 x 5'5

Externally

Garage and large garden

Disclaimer

DISCLAIMER: ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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.

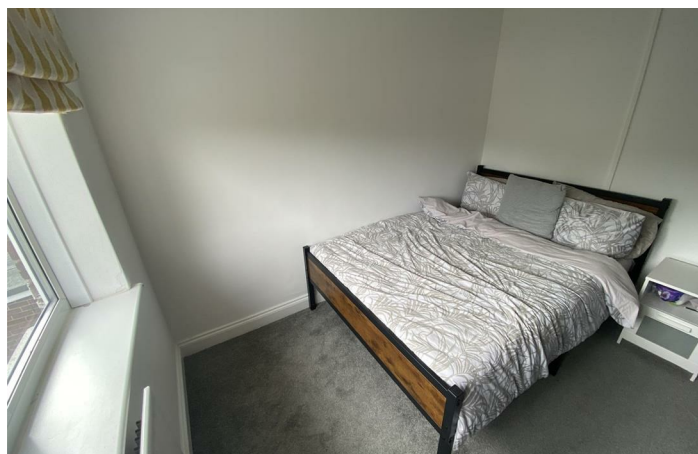
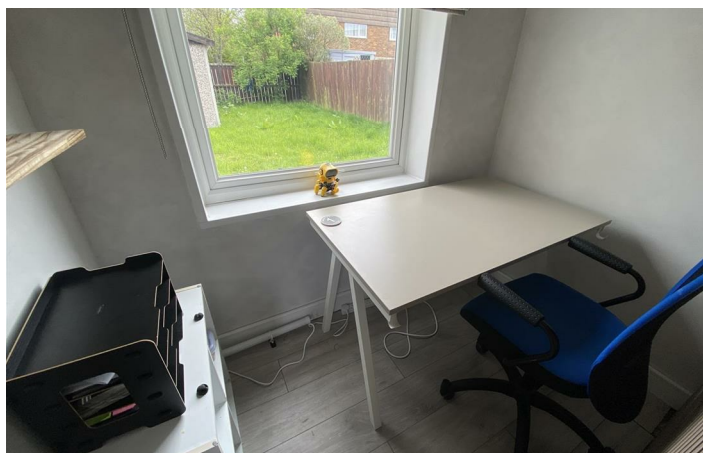
OFFICE HOURS:

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







Local Authority Northumberland County Council
Council Tax Band A
EPC Rating D
Tenure Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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



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