# 5 Deneside

## Seghill, Cramlington NE23 7ER

- Semi Detached House
- Fitted Kitchen
- Modern Bathroom/w.c.
- Gardens to Front & Rear
- Convenient Location
- Lounge/Diner
- 2 Bedrooms
- Driveway to front
- Ideal First Time Purchase
- Freehold

## £159,950

Conveniently located in the charming village of Seghill, this delightful two-bedroom semi-detached house presents an excellent opportunity for first-time buyers or smaller families seeking a comfortable home. Upon entering, you are welcomed by an entrance hallway that leads into a bright and airy lounge through diner, perfect for both relaxation and entertaining. The adjoining conservatory offers a lovely space to enjoy the garden views throughout the seasons. with access to rear.

The fitted kitchen is practical and well-equipped, providing ample storage and workspace with stainless steel sink unit, plumbing for automatic washing machine, electric hob & oven. Additionally, the property features convenient rear outhouse storage areas.

On the first floor, you will find two inviting bedrooms, with the master bedroom benefiting from fitted wardrobes, ensuring plenty of storage space. The newly fitted modern bathroom suite is a standout feature, showcasing a stylish panelled bath with a mains shower overhead, a contemporary vanity wash hand basin, and a low-level W.C., all designed for comfort and convenience.

Externally, the property boasts a well-maintained garden to the front, complemented by a driveway that provides off-street parking for one vehicle. The rear garden is a true gem, offering a generous fenced space with lawn, patio areas for outdoor dining, and a garden shed for additional storage.

This property is not only well-located but also offers a blend of modern living and outdoor space, making it a perfect choice for those looking to settle in a friendly community. Don’t miss the chance to make this lovely house your new home.

## Reception Hallway

## Lounge/Diner
20'0 x 11'10 narrowing to 8'7

## Kitchen
9'8 x 8'8

## Conservatory
9'10 x 9'7

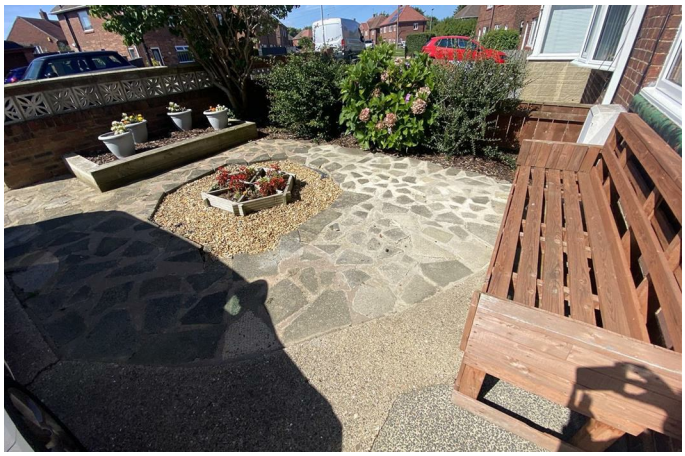
## First Floor Landing

## Bedroom One
14'4 x 8'0

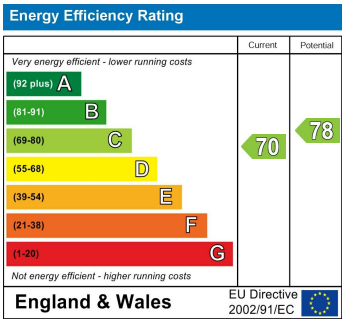
## Bedroom Two
10'11 x 9'10

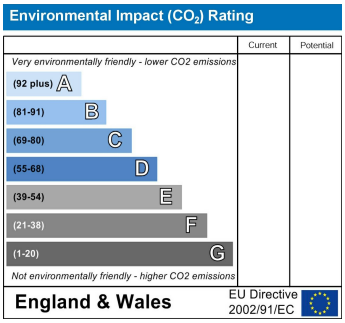
## Bathroom/w.c.
6'1 x 5'5

## Externally

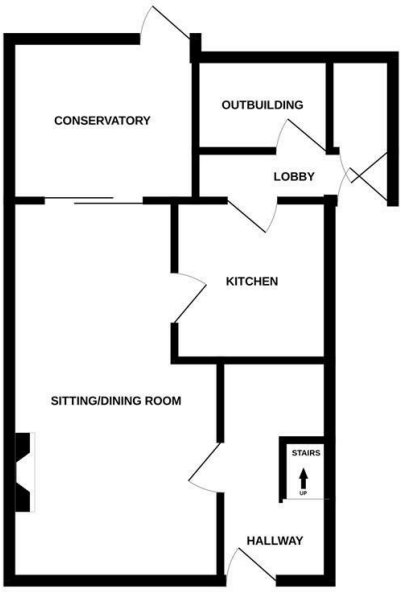


**Local Authority** Northumberland County Council
**Council Tax Band** A
**EPC Rating** C
**Tenure** Freehold

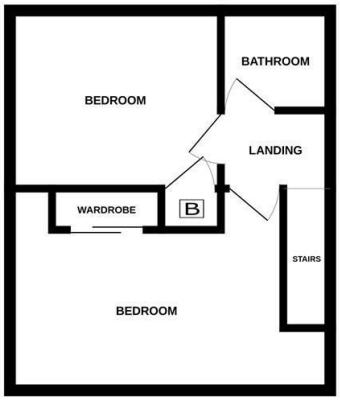


GROUND FLOOR




1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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