



16 Hazlitt Place

Seghill, NE23 7EH

£149,950

- ◆ Semi Detached House
- ◆ Immaculate Comer Site
- ◆ Three Bedrooms
- ◆ Ground Floor Cloaks/WC
- ◆ Utility Room
- ◆ Driveway Parking
- ◆ Ready to Move Into
- ◆ 20ft Superb Dining Kitchen
- ◆ Gardens to the Front, Side and Rear
- ◆ No Upper Chain



16 Hazlitt Place, Seghill, Northumberland, NE23 7EH



Property Description

A superbly presented semi detached house on a generous plot recently refurbished offering excellent ready to move into accommodation. Internal viewing is essential to fully appreciate the quality of accommodation on offer. The property is being sold with no upper chain. To the ground floor there is a entrance porch, reception hallway, 14ft lounge, 20ft dining kitchen, ground floor cloaks/WC and utility room. To the first floor there are three bedrooms and a luxury fitted bathroom/WC. Externally there are front, side and rear gardens and driveway offering off street parking. There is UPVC double glazing and gas central heating. Viewing is essential.

ACCOMMODATION

UPVC double glazed entrance door.

ENTRANCE PORCH

Central heating radiator, UPVC double glazed window to the front elevation, inner double-glazed door to...



RECEPTION HALLWAY

Stairs to first floor, under stairs storage cupboard, laminate flooring, central heating radiator.

LOUNGE

14' 1" x 12' 4" (4.29m x 3.76m) UPVC double glazed window to the front elevation, central heating radiator.

DINING KITCHEN

20' 1" x 11' 1" (6.12m x 3.38m) UPVC double glazed French doors to the rear and UPVC double glazed window to the rear elevation, refitted with an excellent range of wall and floor units with contrasting worksurfaces, incorporating gas hob, electric oven and extractor hood, cupboard housing central heating boiler, stainless steel sink unit with mixer tap, breakfast bar area, central heating radiator, laminate flooring, square arch to...



GROUND FLOOR WC

Comprising low level WC, wash hand basin, laminate flooring.

UTILITY ROOM

7' 4" x 4' 4" (2.24m x 1.32m) UPVC double glazed window to the side elevation, work bench, central heating radiator, plumbing for automatic washing machine, laminate flooring.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation.

BEDROOM ONE

12' 2" x 10' 9" (3.71m x 3.28m) UPVC double glazed window to the front elevation, central heating radiator, built in cupboard.

BEDROOM TWO

11' 6" x 8' 9" (3.51m x 2.67m) UPVC double glazed window to the rear elevation, central heating radiator, built in cupboard.

BEDROOM THREE

9' 1" x 9' 5" (2.77m x 2.87m) UPVC double glazed window to the front elevation, central heating radiator.





BATHROOM/WC

Superbly fitted with a white suite of panelled bath, vanity wash hand basin, low level WC, tiled walls and floorm chrome style ladder radiator. recessed lighting and extractor fan.

EXTERNALLY

To the front of the property there is a lawned garden to the front and side with wrought iron gates offering off street parking.

To the rear there is a further fenced garden, patio area and outside tap.

TENURE

FREEHOLD

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 WITHOUT 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@mlstates.co.uk

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



