



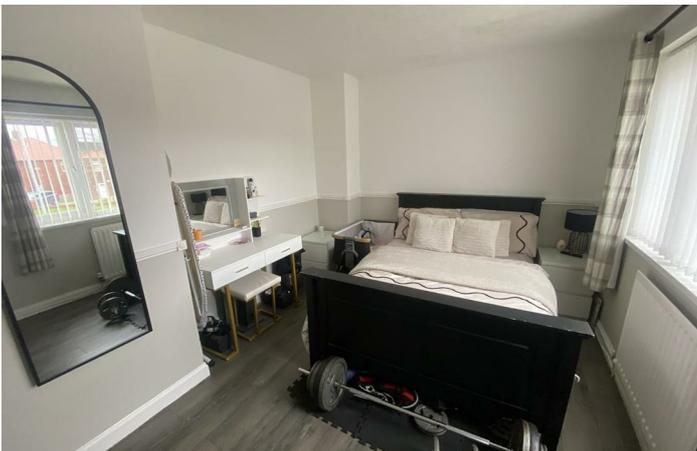
38 Deneside

Seghill, Cramlington NE23 7ES

- Semi Detached House
- Lounge Diner
- 2 Bedrooms
- Gardens
- Viewing is Recommended
- Freehold
- Fitted Kitchen
- Shower Room
- No Upper Chain
- Popular Location

£159,950





Situated on the popular Deneside, Seghill estate, is this well presented semi-detached house, presents an excellent opportunity for first-time buyers and investors alike. The property boasts two well-proportioned bedrooms, making it an ideal space for small families or those seeking a comfortable home.

Briefly comprising a Reception Hallway, Lounge/Diner, Fitted Kitchen with a range of wall & floor units with contrasting work surfaces incorporating a stainless steel sink unit, plumbing for automatic washing machine, door to rear outhouse area with access to rear garden. To the first floor there are 2 double Bedrooms and a Shower Room with separate shower enclosure, washbasin and low level w.c. Externally to the front there is a garden and side area allowing off street parking for up to two cars, to the rear there is a great sized fenced lawned garden.

This semi-detached freehold property is offered with no upper chain and viewing is recommended

One of the standout features of this home is the expansive rear garden, which provides ample outdoor space for gardening, play, or simply enjoying the fresh air.

Reception Hallway

Lounge/Diner

13'4 narrowing 9'9 x 8'7

Kitchen

9'0 x 9'1

First Floor Landing

Bedroom One

14'3 x 8'5

Bedroom Two

11'3 x 9'1

Shower Room

6'0 x 6'1

Externally

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. All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

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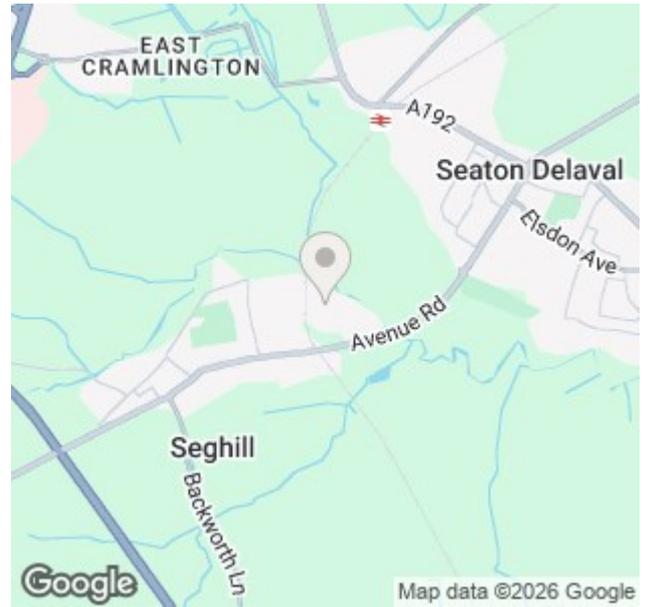
The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.



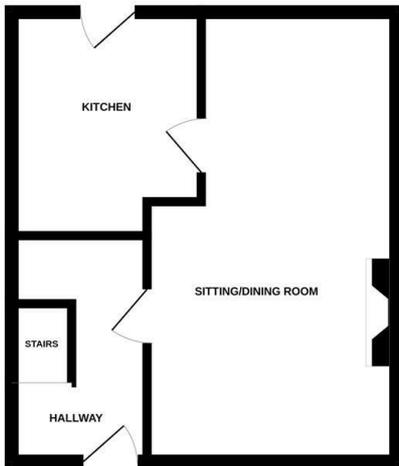
Local Authority Northumberland County Council
Council Tax Band A
EPC Rating C
Tenure Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	77

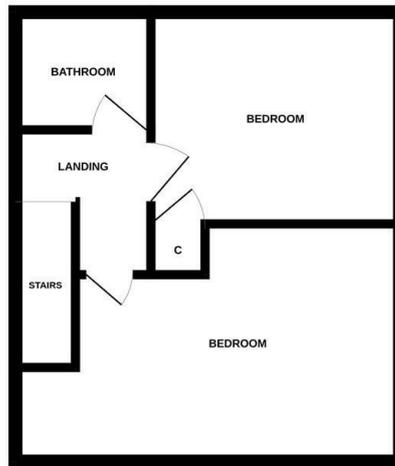
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



GROUND FLOOR



FIRST 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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