



12 Burnlea Gardens

Seghill NE23 7EW

- Semi Detached House
- Off Street Parking
- Fitted Kitchen
- Shower Room
- Viewing is Recommended
- Beautiful Gardens
- 2 Reception Rooms
- 3 Bedrooms
- No Upper Chain
- Good Family accommodation

Offers In The Region Of £149,950



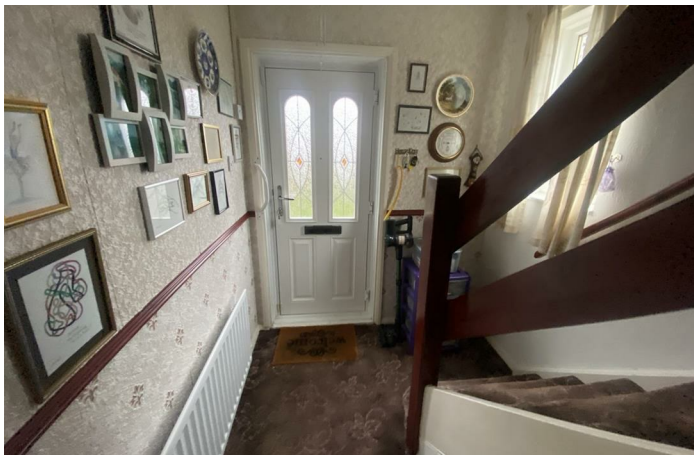


Offered for sale with No Upper Chain is this Semi Detached house with the most beautiful well tended gardens. Situated in a popular location in Seghill village with local amenities close by.

Briefly comprising a Reception Hallway, Lounge to front with feature fireplace and electric fire, door to Dining Room with patio doors opening to rear garden, Fitted Kitchen with a range of wall & floor units, stainless steel sink unit with mixer tap, space for cooker, plumbing for automatic washing machine, door to outhouse storage area with access to rear. To the first floor there are 3 Bedrooms and a Shower Room with mains shower, wash handbasin and low level w.c.

Externally there are extremely well tended gardens to the front & rear with double gates offering off street parking.

Viewing is recommended.



Reception Hallway

Living Room

12'6 x 11'11

Dining Room

10'4 x 9'10

Kitchen

9'11 x 9'3

First Floor Landing

Bedroom One

11'11 x 8'6

Bedroom Two

10'2 x 8'9

Bedroom Three

8'4 x 6'3 max

Shower Room

7'11 x 5'4

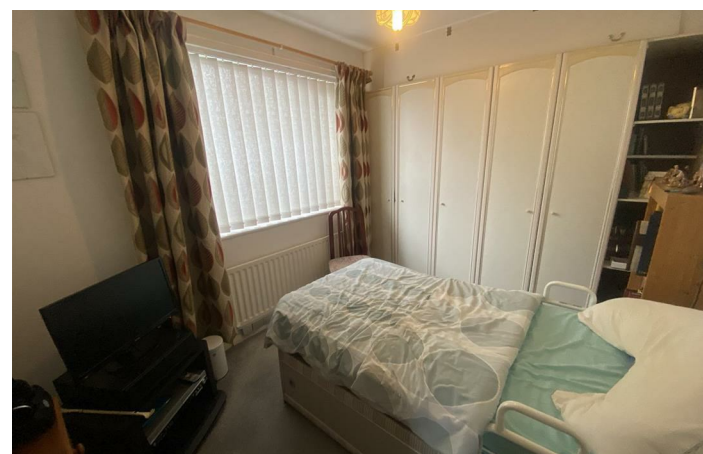
Externally

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	

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	

