



## 58 Barrowburn Place Seghill, Cramlington NE23 7HB

- End Link House
- Re-fitted Kitchen
- Bathroom/w.c.
- Garage in Block
- Ideal First Time Purchase
- Lounge/Diner
- Three Bedrooms
- Gardens to Front & Rear
- Popular location
- Freehold/No Upper Chain

**£145,000**





\*\*\* NO UPPER CHAIN \*\*\* Offered for sale is this conveniently situated END LINK HOUSE. Briefly comprising Reception Hallway, Lounge/Diner, Kitchen, THREE BEDROOMS, Bathroom/WC, GARDENS, & GARAGE. Also benefiting from UPVC double glazing & gas central heating. Ideal first time buyer accommodation.

Briefly comprising Reception Hallway with stairs to first floor, Lounge/Diner with understairs storage cupboard, space for dining table and chairs, Fitted Kitchen with a range of wall & floor units with contrasting work surfaces incorporating a stainless steel sink unit with mixer tap, plumbing for automatic washing machine, gas hob and electric oven, door to rear. To the first floor there are three Bedrooms, (built in wardrobes to two) Bathroom with panelled bath with electric shower over, wash handbasin and low level w.c. Externally there is a garden to the front and fenced rear garden with lawn and patio. Garage in block close by.

## Reception Hallway

## Lounge/Diner

21'1 x 10'7 narrowing to 8'5

## Kitchen

8'2 x 7'1

## First Floor Landing

## Bedroom One

11'0 x 8'6 inc robes

## Bedroom Two

10'4 x 10'1

## Bedroom Three

9'0 narrowing 7'3 x 6'2

## Bathroom/w.c.

6'9 x 5'0

## 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.

ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

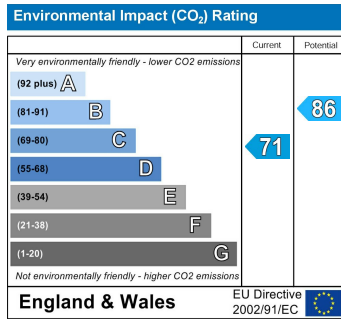
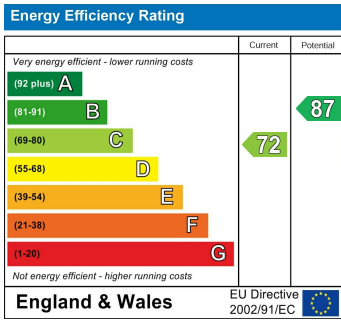
The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







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



**ML Estates Sales Office**

27 Avenue Road, Seaton Delaval, Tyne  
 And Wear, NE25 0DT

**Contact**

0191 237 60 60  
 sd@mlestates.co.uk  
 www.mlestates.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.