



77 Barrowburn Place

Seghill, Cramlington NE23 7HD

- Lovely position
- Popular Location
 - Dining area
 - 3 Bedrooms
 - Man Cave/Bar
- Semi-detached house
- 14Ft Lounge with gas fire
 - Conservatory
- Driveway/off street parking
- Good family accommodation

£219,950





Situated on Barrowburn Place with open green to the front is this semi-detached house offering excellent sized family accommodation, local shops, schools etc are nearby including the Northumberland Train line in Seaton Delaval.

Briefly comprising Entrance Porch, Lounge with feature surround and gas fire, square arch to Dining Room with patio doors to conservatory with access to garden, refitted good sized 17ft Kitchen with a good range of wall and floor units with contrasting work surfaces, integrated dishwasher, fridge freezer, electric hob and oven, space for table and chairs and access to rear garden.



To the first floor there are 3 bedrooms and bathroom/WC with White suite comprising of paneled bath with electric shower over, pedestal wash hand basin and low level WC. Externally there is a driveway to the front offering off street parking and to the rear is a further garden with lawn and borders. The garage has been converted to a fabulous man cave/bar with central heating radiator.



Entrance Porch

Lounge

14'7 x 14'1

Dining Room

10'3 x 8'8

Conservatory

11'8 x 10'6

Kitchen

17'6 x 10'5

Inner Hallway

Man cave/Bar

13'6 x 8'4

Bedroom 1

11'8 x 7'10

Bedroom 2

10'6 x 8'9

Bedroom 3

8'8 x 7'7

Bathroom/WC

8'7 x 5'4

Externally

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 Council
Council Tax Band B
EPC Rating D
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		
	63	74
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

