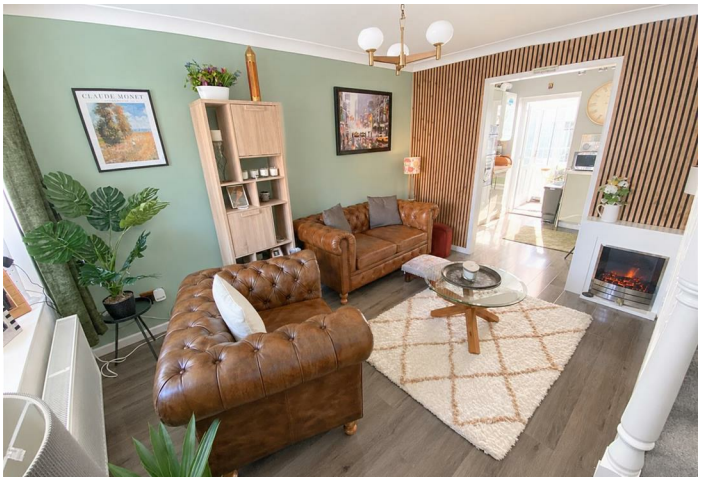


35 Murrayfield

Seghill, Cramlington NE23 7TF

- MUST BE VIEWED
- Southerly Rear Garden
- Excellent Condition Throughout
- Conservatory
- Great Location
- Ideal First Time Purchase
- No Onward Chain
- 2 Bedrooms
- Multi Purpose Garden Room/Office
- Mid Terraced House

£130,000













Situated in the sought-after Murrayfield estate in Seghill. This charming mid-link house offers an ideal opportunity for first-time buyers seeking a ready-to-move-into home. The property has been thoughtfully updated and meticulously maintained, presenting itself beautifully both inside and out.

Upon entering, you are welcomed into a cosy open-plan living room that seamlessly flows into a quality fitted kitchen. This well-appointed kitchen boasts modern appliances, including a Bosch dishwasher, hob, and oven, alongside a Beko integrated washing machine, making it perfect for everyday living. The living space extends further into a bright and airy conservatory, which provides additional living space and direct access to the south-facing rear garden, ideal for enjoying sunny days.

The property also features a versatile multi-purpose room in the garden, currently utilised as an office, but easily adaptable to suit your needs—be it a hobby room, playroom, or gym. On the first floor, you will find two comfortable bedrooms and a well-appointed bathroom, complete with a white suite that includes a panelled bath with a mains shower, wash basin, and low-level WC.

To the front, there is a garden area, with a pleasant sunny aspect rear garden. With no onward chain, this delightful home is ready for you to move in and start creating lasting memories. Don't miss the chance to make this lovely house your new home.

Entrance

Living Room
12'4 x 11'6

Kitchen
11'8 x 8'0

Conservatory
9'1 x 7'5

Multi purpose Garden Room
10'8 x 6'1

First Floor Landing

Bedroom One
12'6 x 11'9 narrowing to 8'4

Bedroom Two
8'6 x 5'7

Bathroom/w.c.
5'8 x 5'6

Externally

Multi Purpose Garden Room
10'8 x 6'1"

Disclaimer
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.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

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

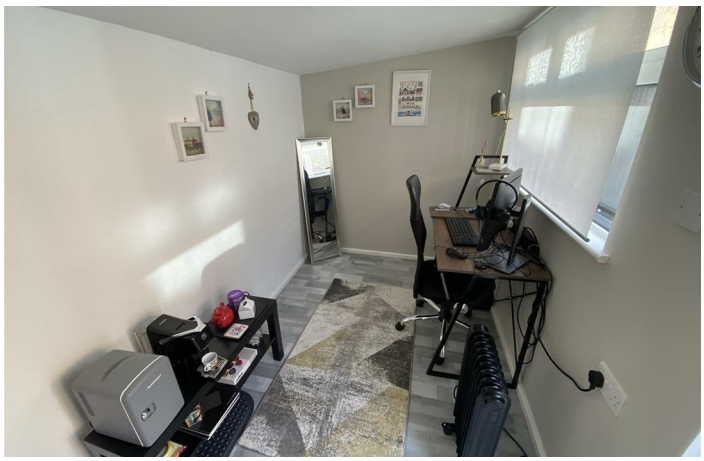
OFFICE HOURS:
Monday - Friday 9:00am - 5:00pm
Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email sd@mlestates.co.uk

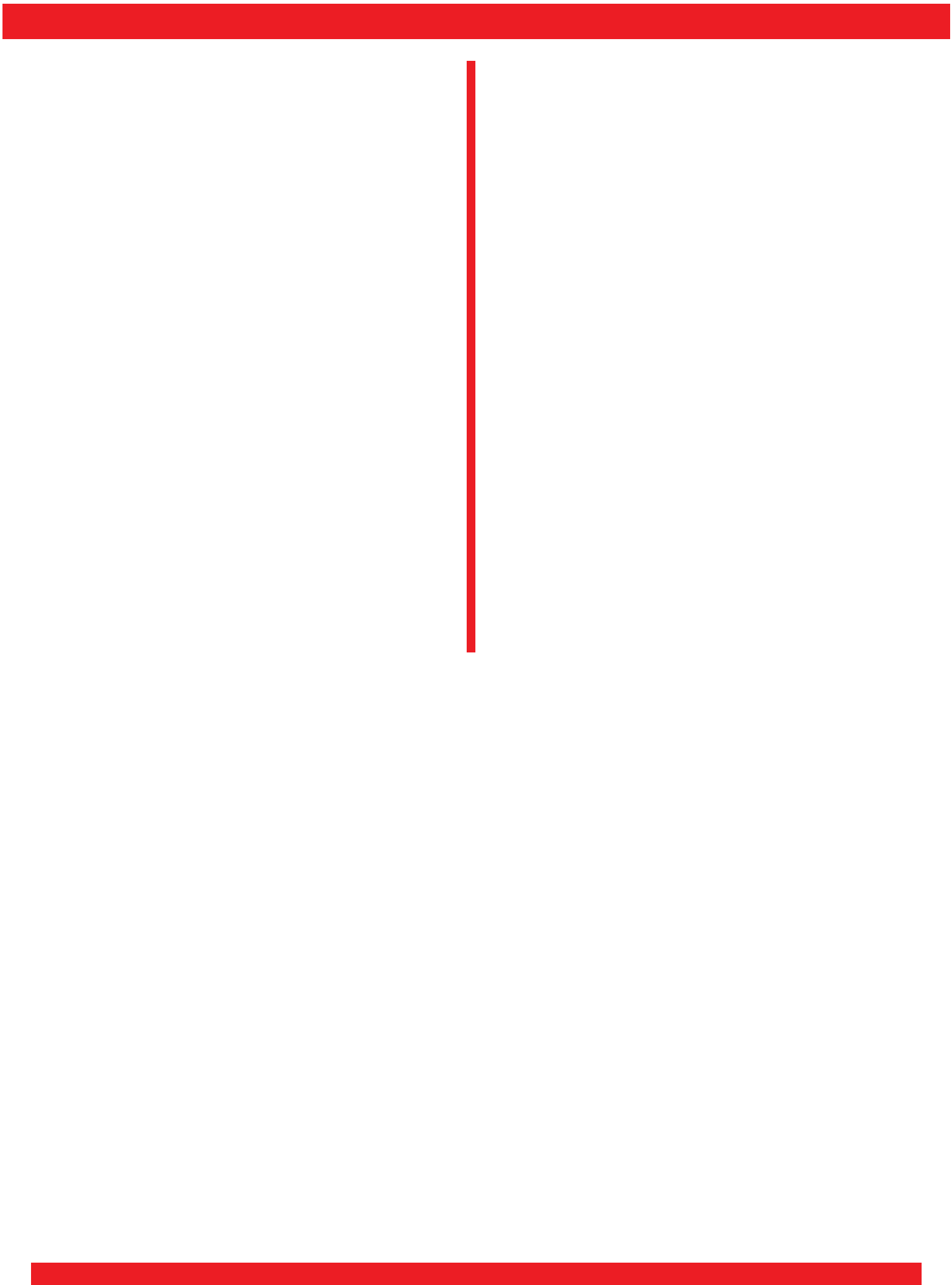
VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT



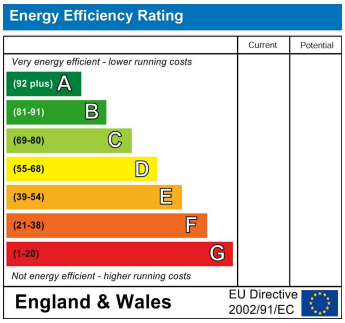


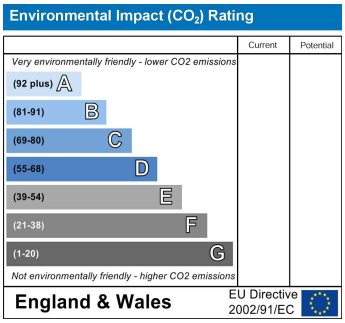






Local Authority Northumberland County Council
Council Tax Band A
EPC Rating
Tenure Leasehold







ML Estates Sales Office

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Contact

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