11 Murrayfield

, Seghill NE23 7TE

- Detached Family Home
- Quiet and well maintained Cul-de-sac
- Fitted Kitchen
- Three Bedrooms
- Garage with electric door
- Established Residential Estate
- Lounge/Dining Room
- Conservatory & Ground Floor W.C.
- Refurbished Bathroom/w.c.
- Gardens

£269,950

Nestled in the charming area of Murrayfield, Seghill, this delightful detached family home offers an abundance of living space and a welcoming atmosphere. With three well-proportioned bedrooms, this property is perfect for families seeking comfort and convenience with lovely countryside walks on the doorstep.

As you enter, you will be greeted by an open plan lounge, dining room, and kitchen, creating a seamless flow that is ideal for both entertaining and everyday living. The addition of a conservatory allows for an abundance of natural light, making this space feel even more inviting. A useful ground floor cloakroom with a W.C. adds to the practicality of the home.

The modern bathroom is thoughtfully designed with mains shower over the bath. The property is situated within a popular and well-established estate, ensuring that you are close to local amenities, making daily life easier.

Outside, the sunny rear garden is a wonderful feature, offering a perfect spot for children to play or for family gatherings during the warmer months. The property also benefits from a driveway and garage, providing ample parking and storage options.

This home is a fantastic opportunity for those looking to settle in a friendly community while enjoying the comforts of a spacious and well-appointed residence in a lovely quiet cul-de-sac. Don't miss the chance to make this lovely house your new home.

Entrance Lobby

Cloaks/w.c.

Lounge/Dining Room
26'5 x 13'5 (narrowing to 8'2)

Kitchen
8'11 x 9'4

Conservatory
11'9 x 9'1

Bedroom 1
13'0 x 9'1

Bedroom 2
11'1 x 9'0

Bedroom 3
9'5 x 7'4

Bathroom/w.c.
7'0 x 5'5

Garage

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.

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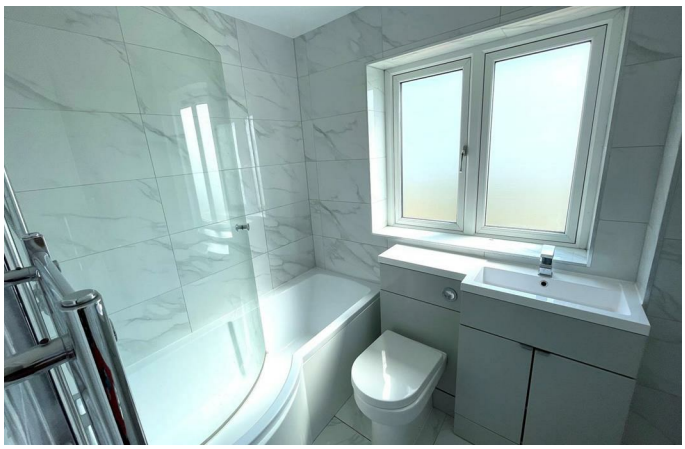
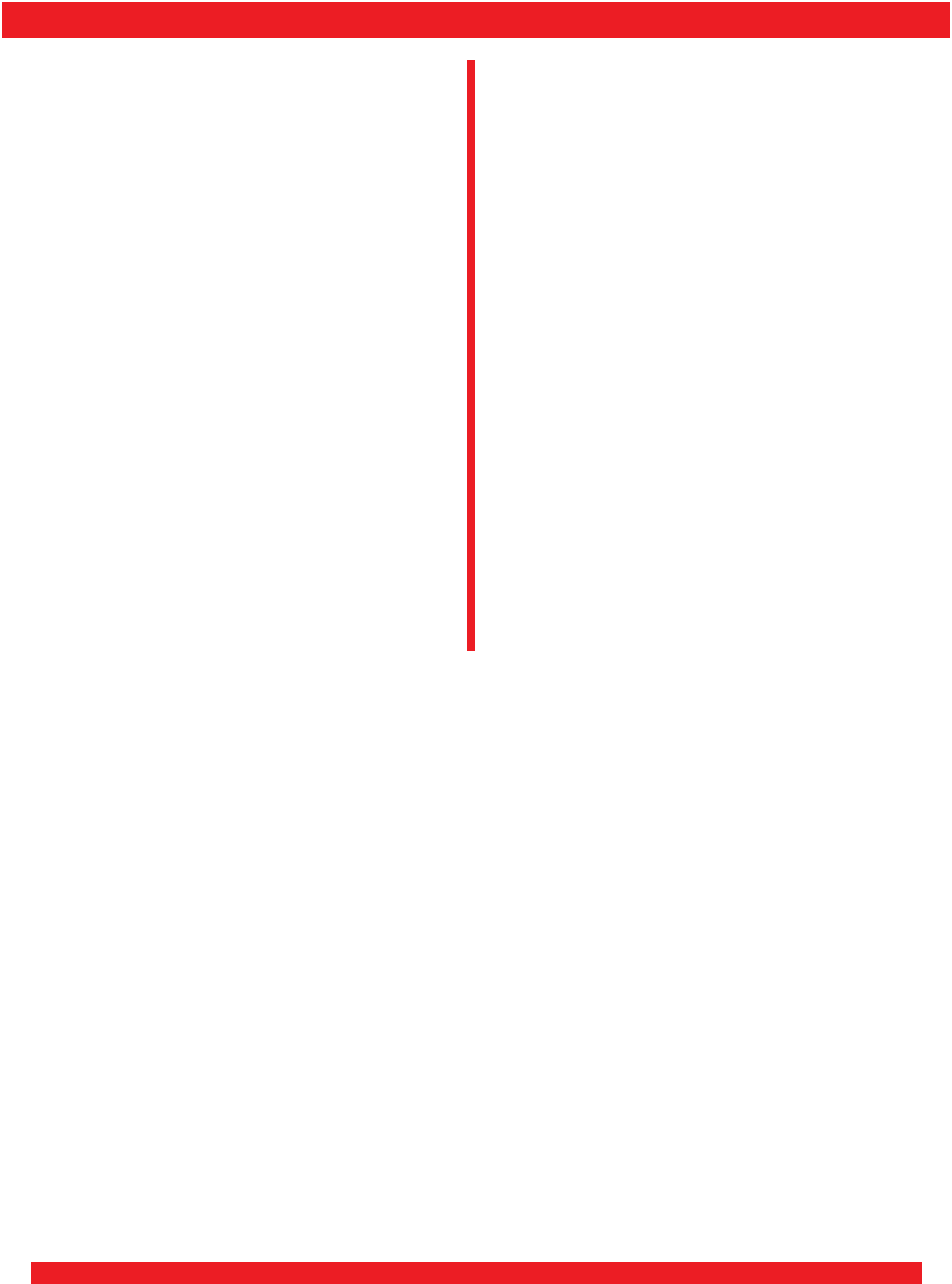
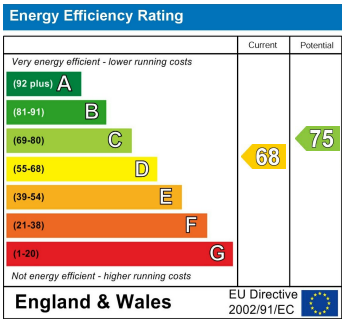
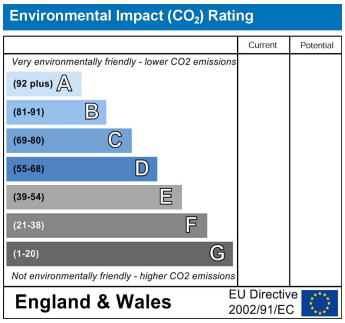
VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT



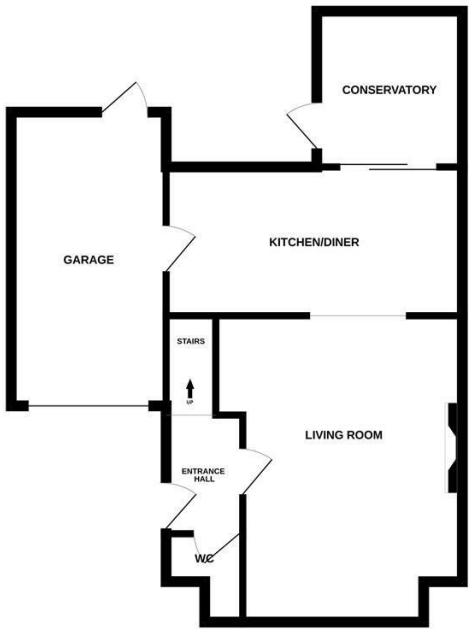


Local Authority Northumberland Council
Council Tax Band C
EPC Rating D
Tenure Leasehold

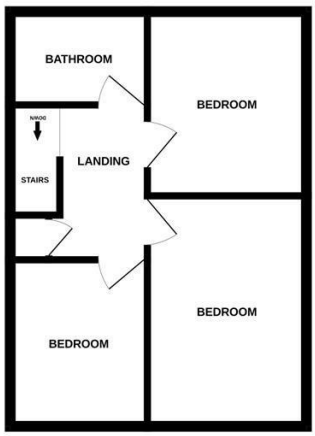




GROUND FLOOR



1ST 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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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/

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