



## 17 Barrowburn Place Seghill, Cramlington NE23 7HA

- Semi-detached home
- Good sized accommodation
  - 15Ft Lounge
  - Fitted Kitchen
  - Bathroom/WC
- Freehold
- Ideal family Property
  - Dining Room
  - 3 Bedrooms
  - No upper chain

**£214,950**





Being sold with no upper chain is this semi-detached house situated in the heart of Seghill village with local amenities nearby, Ideal accommodation for first time buyers or families seeking a lovely property in a popular area.

Briefly comprising Entrance Porch, Lounge with feature fire surround, stairs to the first floor, square arch to Dining Room, re-fitted Kitchen with wall and floor units with contrasting work surfaces, gas hob and gas oven, wall mounted central heating boiler, integral dishwasher, door leads into garage.



To the first floor there are 3 Bedrooms and bathroom with panelled bath, separate shower with electric shower, wash hand basin and low level WC. externally there is a garden to the front, driveway leading to garage with ample space for White goods, etc, door to the rear.



## Porch

## Lounge

15'5 x 12'0

## Dining Room

10'11 x 8'6

## Kitchen

9'0 x 8'11

## First Floor Landing

## Bedroom 1

11'11 x 9'11

## Bedroom 2

8'10 x 10'8

## Bedroom 3

8'11 x 7'6

## Bathroom/Wc

5'6 x 6'8

## Disclaimer

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



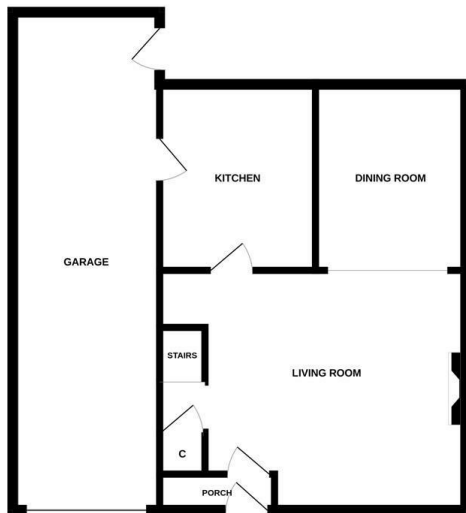
**Local Authority  
Council Tax Band  
EPC Rating D  
Tenure Freehold**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

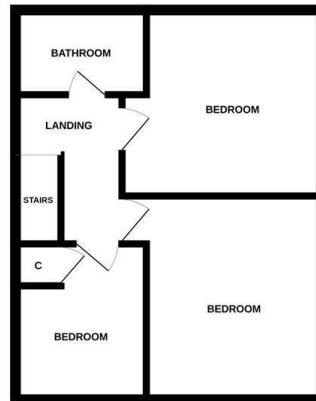
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



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