



17 Blaketown

Seghill, Cramlington NE23 7EE

- Semi Detached House
 - Lounge/Diner
 - Utility Room
- Spacious Driveway
- No Upper Chain
- 2/3 Bedrooms
- Modern Newly Fitted Kitchen
 - Family Bathroom/w.c.
- Rear Garden
- Viewing is Recommended

£155,000





Situated in Blaketown, Seghill, this delightful semi-detached house presents an excellent opportunity for first-time buyers and families alike. Offered with no upper chain, this property is ready for you to move in and make it your own. The property has recently all been decorated throughout.

Upon entering, you are welcomed by a reception hallway that leads to a spacious lounge and dining area, featuring a lovely fireplace with a coal effect gas fire. The newly installed modern kitchen boasts a good range of wall and floor units, complemented by contrasting work surfaces. It is equipped with an electric hob, oven, and extractor hood, along with a convenient sink unit with a mixer tap. Adjacent to the kitchen, a utility room provides additional storage and space for white goods, enhancing the practicality of the home.

The first floor offers flexibility with 2 to 3 bedrooms, thanks to a partitioned wall that creates an extra bedroom accessible through another room. This layout is ideal for accommodating family needs or creating a home office. The modern bathroom features a white suite, including a panelled bath with an electric shower over, a wash hand basin, and a low-level W.C.

Externally, the property has a spacious block-paved driveway at the front, providing ample parking space. The fenced rear garden has lawn and borders.

With local amenities just a stone's throw away, this semi-detached house is not only a comfortable home but also a convenient choice for modern living.

Reception Hallway

Lounge/Diner

21'6 x 11'4 narrowing to 8'11

Kitchen

10'7 x 8'5

Utility Room

8'9 x 7'5

First Floor Landing

Bedroom One

11'2 x 9'10

Bedroom Two

10'8 x 8'3

Bedroom Three

10'0 x 5'10

Bathroom/wc

6'4 x 5'3

Externally

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.

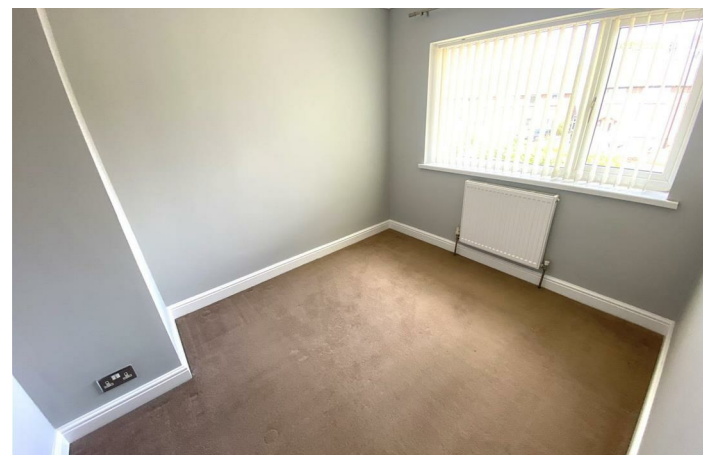
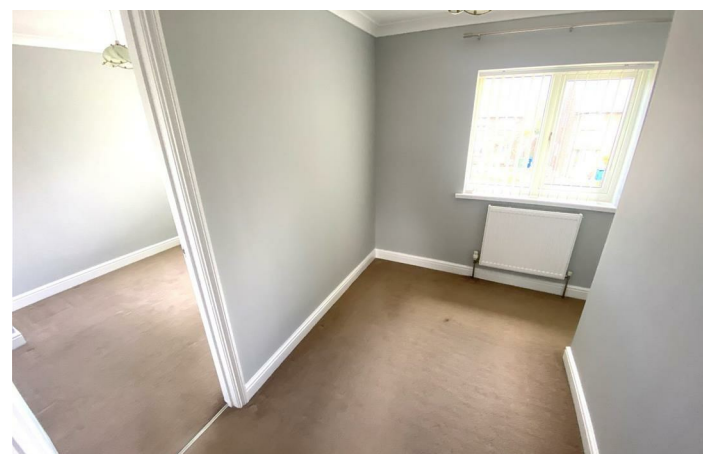
OFFICE HOURS:

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







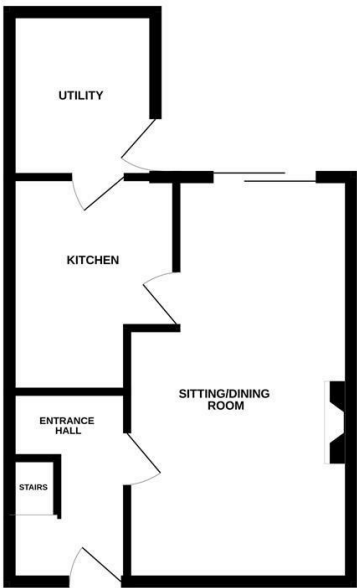
Local Authority Northumberland County Council
Council Tax Band A
EPC Rating C
Tenure Freehold

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		
	72	87
England & Wales		
EU Directive 2002/91/EC		

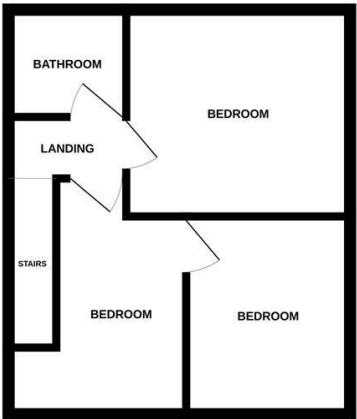
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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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