



Burnlea Gardens | Seghill | NE23 7EW

Asking Price: £165,000

Presented for sale is this immaculate semi-detached house, an ideal choice for first time buyers. The property's well-maintained interiors and thoughtful layout provide both comfort and practicality. Upon entering the home, you are welcomed into a spacious reception room, featuring pleasant views over the garden—perfect for relaxing or entertaining guests. The abundance of natural light creates an inviting atmosphere, and the neutral décor accentuates the property's immaculate condition throughout. The accommodation comprises two generously sized double bedrooms, both of which are well-presented and offer ample space for furnishings and storage. The home is served by a stylish family bathroom, benefitting from a luxurious rain shower and a modern heated towel rail, enhancing the everyday experience. With an EPC rating of D and council tax band A, the property is both energy-conscious and offers affordable outgoings—an attractive prospect for those seeking their first step onto the property ladder. Early viewing is highly recommended to fully appreciate the quality and location this impressive semi-detached home has to offer. This is a superb opportunity for first time buyers searching for a turn-key property.

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Semi-detached

EPC: D

Two bedrooms

Council tax band: A

Front & Rear gardens

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE DOOR to

ENTRANCE HALLWAY: staircase to the first floor, radiator.

LOUNGE: 10'9 x 19'6 at max point (3.28m x 5.94m)

UPVC double glazed windows to front and rear, feature brick style fireplace, laminate flooring, radiator.

KITCHEN: 10'0 x 8'3 (3.05m x 2.52m)

Fitted wall and base units with work surfaces incorporating; one and a half bowl sink unit with spray mixer tap, electric hob, extractor hood, built in electric oven, Hive controlled Baxi combination boiler, space for washing machine, integrated fridge/freezer, UPVC double glazed window to side, UPVC double glazed door to rear garden.

FIRST FLOOR LANDING AREA: double glazed window to side, access to partially boarded loft.

BEDROOM ONE: (front): 14'1 into alcove x 9'1 (4.29m x 2.77m)

UPVC double glazed window to front, fitted wardrobes, radiator, storage cupboard,

BEDROOM TWO: (rear): 10'8 x 9'4 (3.25m x 2.84m)

UPVC double glazed window to rear, radiator.

FAMILY BATHROOM: (rear): 6'2 x 5'4 (1.88m x 1.62m)

Briefly comprising; low level W.C., tiled bath with rainfall overhead shower unit and mixer taps, UPVC double glazed frosted window to rear, extractor fan.

EXTERNALLY:

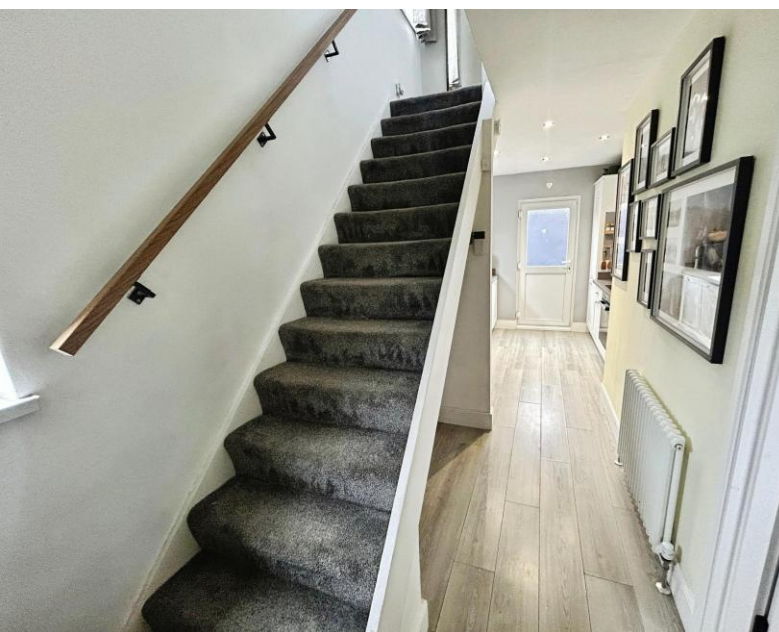
Front- Driveway without dropped kerb, lawned area with gravelled border, fenced and walled boundaries.

Rear- Mainly laid to lawn, patio and gravelled areas, two brick built outhouse sheds, fenced boundaries.

T: 0191 2667788

foresthall@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS- Water meter

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: ONSTREET & DRIVEWAY WITH NO DROPPED KERB

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

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T: 0191 26678

foresthall@rmsestateagents.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.