



Barrowburn Place | Seghill | NE23 7HD

£240,000

An exceptional semi-detached meticulously refurbished to an incredibly high standard offering both luxury and practicality, on Barrowburn Place. Step inside to a generous entrance porch leading to a bright and airy open plan lounge with floor to ceiling window. The recently installed dining kitchen is a stunning centrepiece, thoughtfully designed with modern living in mind. It boasts premium granite countertops and integral appliances. With an abundance of natural light and French doors opening to the garden it is perfect for family gatherings and entertaining. The sizeable beautifully remodelled utility room with space for extra appliances has the addition of a convenient guest W.C. and wash hand basin adding style and convenience. Three generous bedrooms to the first floor two have fitted wardrobes and furniture that maximises storage solutions. The stylish bathroom is a real show stopper recently refurbished with both bath and separate shower allowing bathing options for all. Externally you will find well-kept gardens to front and rear, garage and a driveway providing off street parking. A beautiful family home, ready to move in to, early inspection is essential to secure.

RMS | Rook
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Wonderfully Presented Semi Detached

Stunning Open Plan Dining Kitchen

Perfect Family Home

Luxury Refurbished Bathroom

Three Bedrooms, Two With Fitted Wardrobes

Garage and Gardens

Bright Lounge With Welcoming Feel

Early Inspection A Must

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Double glazed entrance door, double glazed windows to front and sides, Oak door to

LOUNGE: 17'9 into alcoves x 14'5 (5.41m x 4.39m)
Staircase to first floor, coving to ceiling, alcoves, wall lights, double radiator, full length window, understairs cupboard x 2, double part glazed door to kitchen.

DINING KITCHEN: 17'8 X 10'8 (5.38 x 3.25m)
Beautiful re-fitted dining kitchen with a range of wall and base units, granite worktops, built in electric oven, built in induction hob, extractor hood, integral fridge freezer, integral dishwasher, double glazed window to rear, double glazed French doors to rear, door to

UTILITY: 7'9 x 7'8 (2.36m x 2.33m)
Fitted wall and base units with worktops, extractor fan, plumbed for washing machine, space for tumble dryer, low level W.C., wash hand basin in vanity unit with storage, double glazed window to rear.

FIRST FLOOR LANDING AREA: Double glazed window to side, access to roof space via loft ladder, loft light and part boarded.

BEDROOM ONE: 12'0 x 8'00 plus wardrobes (3.66m x 2.44m)
Double glazed window to front, fitted bedroom furniture, fitted wardrobes, radiator.

BEDROOM TWO: 9'7 max plus wardrobes x 10'6 (2.92m x 3.20m)
Double glazed window to rear, fitted bedroom furniture, fitted wardrobes, cupboard housing combination boiler (installed in 2021), radiator.

BEDROOM THREE: 8'9 x 7'8 (2.67m x 2.33m)
Double glazed window to front, bulkhead, radiator.

FAMILY BATHROOM:

White three-piece suite comprising; low level W.C., panelled bath, step in shower cubicle with mains double twin headed shower, glass shower screen, wash hand basin in vanity unit, heated towel rail.

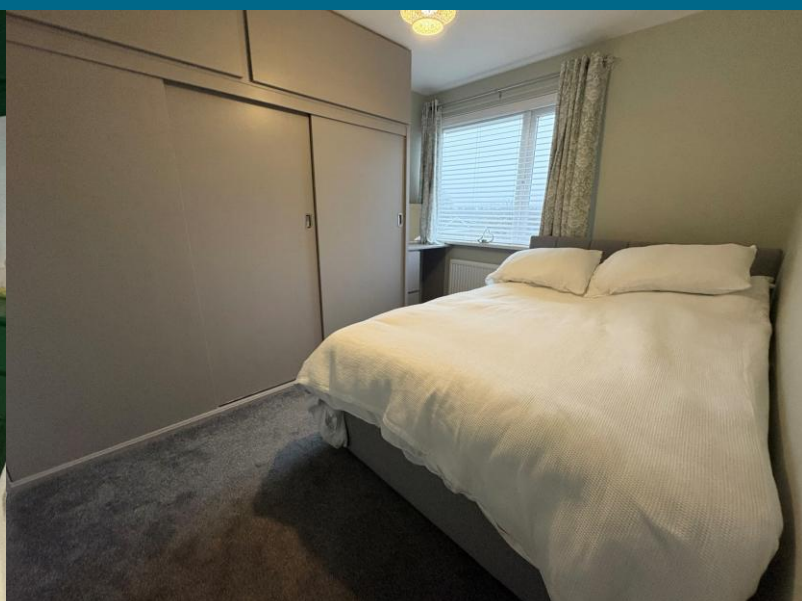
EXTERNALLY:

Front: Block paved driveway to garage, lawned area, flower, tree and shrub borders, walled boundaries.

Rear: Block paved patio area, planted borders, fenced and conifer boundaries, shed, gated access to front.

ATTACHED GARAGE:

Light and power points, electric roller door.



PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: GAS CENTRAL
Broadband: FIBRE TO CABINET
Mobile Signal Coverage Blackspot: NO
Parking: Garage & Driveway

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

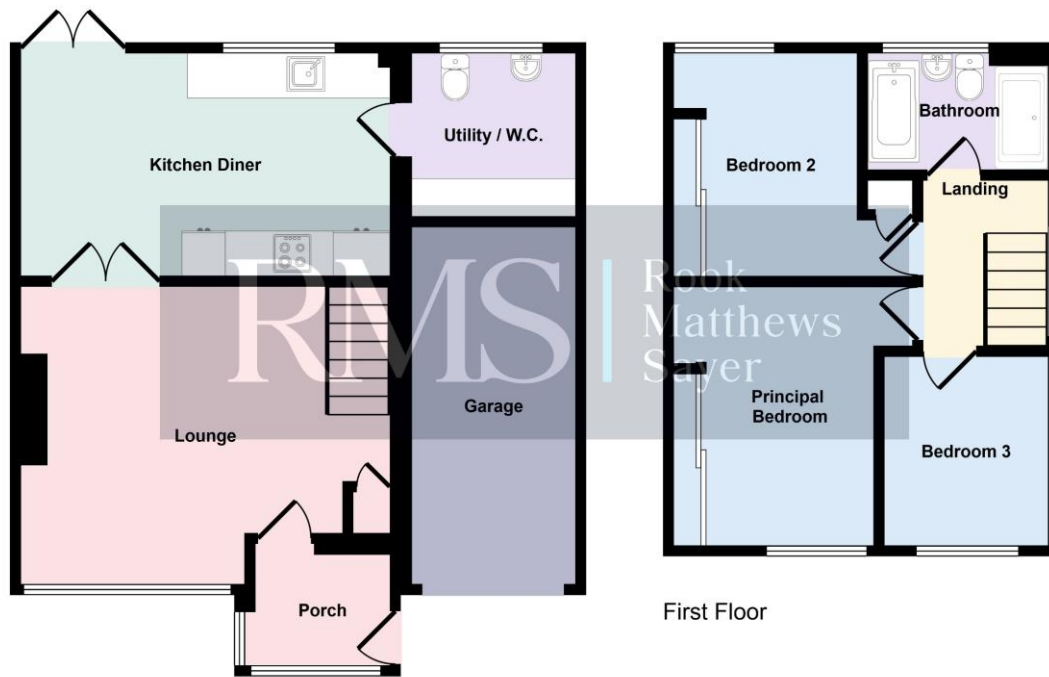
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

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Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		