Bonnivard Gardens, Seghill, Cramlington

£169,950 Freehold

Three Bed Semi-Detached House | Beautifully Presented Throughout | EPC Rating C | Perfect for Homebuyers | Separate Dining Room | Great Commuter Location | Large Rear Garden | On-Street Parking | Ready Immediately

Three-Bedroom Semi-Detached House | EPC Rating C | Integrated Appliances | Downstairs WC | Enclosed Rear Garden | On-Street Parking | Ample Transport Links | Outhouse Storage | Excellent Location |

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MAXIMISING PROPERTY WEALTH

Bonnivard Gardens is a well-presented three-bedroom semi-detached family home, ideal for homebuyers looking for a property that's ready to move into with room to make it their own.

Beautifully presented throughout:

This home offers a move-in ready option for buyers who don't want to take on a full renovation. The kitchen has been finished to a high standard with cream cabinetry, wood-effect worktops and stylish herringbone flooring, while the living room features a striking panelled feature wall and a charming fireplace, creating a warm and characterful space to relax in.

Excellent commuter and lifestyle location:

Bonnivard Gardens sits in a convenient spot for both work and leisure, just 5 minutes' drive from Seaton Delaval train station and 6 minutes from Killingworth Shopping Centre. Northumberland Retail Park is 7 minutes away, with Manor Walks Shopping and Leisure Centre reachable in around 11 minutes and the coast at Whitley Bay just 16 minutes' drive, giving buyers easy access to shopping, leisure and the seaside.

EPC Rating C:

With an EPC rating of C, this means lower running costs for homeowners, with better insulation and heating efficiency helping to keep energy bills more manageable compared to lower-rated homes.

Upon entering, you're welcomed into a bright and spacious living room, finished with warm wood flooring, a feature panelled wall and a charming fireplace with tiled inset, offering a cosy yet stylish space to unwind.

The kitchen has been beautifully fitted with cream shaker cabinetry, wood-block worktops and herringbone tiled flooring, complete with a range cooker and space for a washing machine, making it both practical and stylish. Adjacent to the kitchen, a dining space provides the perfect spot for family meals, with wood flooring and a window overlooking the rear garden.

To the rear of the ground floor, there is a downstairs WC and a small storage area, offering additional practicality and potential for further development to suit a buyer's needs. External doors lead to the rear garden.

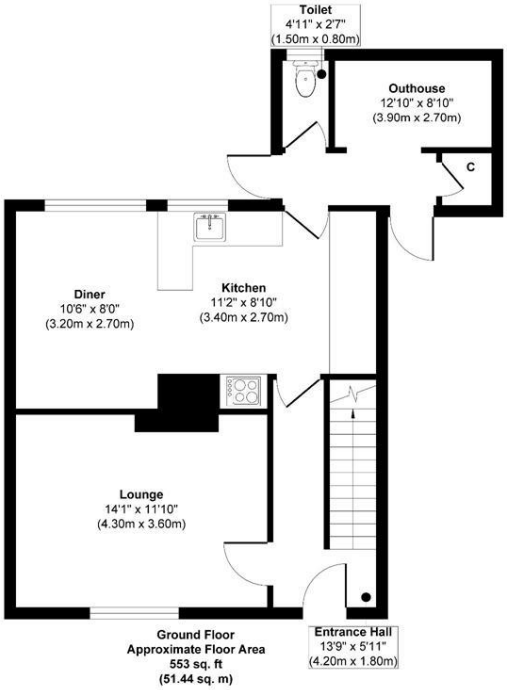
Upstairs, the property comprises three bedrooms. The principal bedroom is generously sized with a feature wall and fitted wardrobe space, while the second bedroom offers a bright double aspect with elegant finishing touches. The third bedroom provides a versatile single room or home office space, finished with warm wood flooring. The family bathroom has been tastefully updated with a bath and

shower over, contemporary countertop basin and stylish tiling throughout.

Externally, the property benefits from a garden to the front, and a large rear garden which, subject to some clearing and landscaping, offers excellent potential for outdoor family living or further improvement.

Council Tax Band: A (Northumberland Council)
Tenure: Freehold
Parking options: On Street
Garden details: Enclosed Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Bonnivard Gardens, Seghill, Cramlington, NE23



Approx. Gross Internal Floor Area 1008 sq. ft / 93.72 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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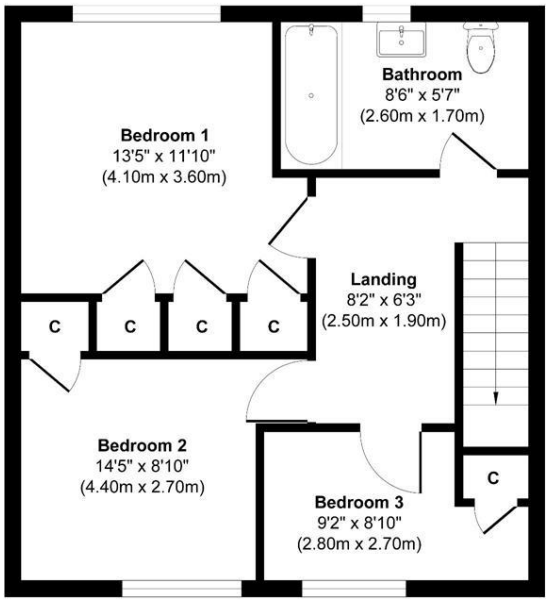

First Floor
Approximate Floor Area
455 sq. ft
(42.28 sq. m)

Approx. Gross Internal Floor Area 1008 sq. ft / 93.72 sq. m

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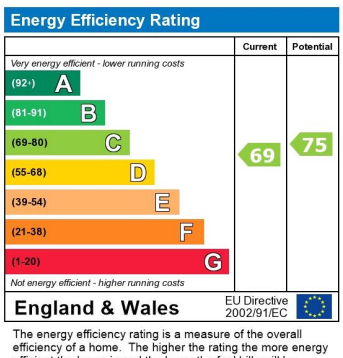

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.