



## 96 Kearsley Close

Seaton Delaval NE25 0BL

- First Floor Flat
  - Lounge
- Double bedroom
- No upper chain
- \*\*\*Extended lease\*\*\*
- Currently tenanted
- Communal garden area
- Close to all local amenities
  - Kitchen
- Garage in separate block

**£29,000**





Ideal investment opportunity has arisen to purchase this first floor flat, situated on Kearsley Close. The property is being offered with no upper chain. Briefly comprising Entrance lobby, Lounge, fitted Kitchen, double bedroom, bathroom/WC. Externally there is a garage in a separate block.

#### **ENTRANCE**

UPVC double glazed entrance door to ..

#### **LOBBY**

#### **LOUNGE**

12'5" x 10'1"

UPVC double glazed window to the rear elevation, electric wall heater.

#### **KITCHEN**

7'11" x 6'11"

UPVC double glazed window to the front elevation, range of wall and floor units with work tops incorporating stainless steel sink unit with mixer tap, plumbed for washing machine, electric hob and oven.

#### **BEDROOM**

12'8" x 8'4"

UPVC double glazed window to the rear elevation, electric wall heater

#### **BATHROOM/WC**

UPVC double glazed window to the front. Comprising White panelled bath, wash hand basin, low level WC, partially tiled walls, extractor fan.

#### **EXTERNALLY**

Communal gardens.

Garage in separate block.



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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](mailto:sd@mlestates.co.uk)

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton

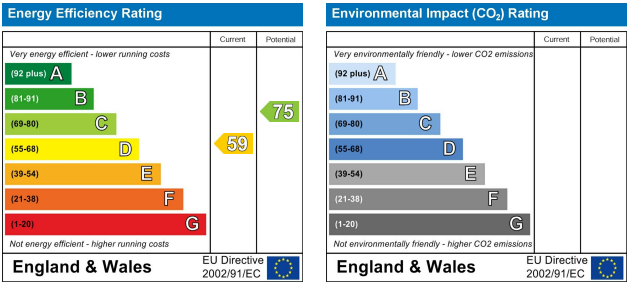
Delaval, Tyne & Wear, NE25 0DT

A PROPERTY TO SELL?

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Local Authority Northumberland County Council  
Council Tax Band A  
EPC Rating D  
Tenure Leasehold



ML Estates Ltd

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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