



14 The Beacons

Seaton Delaval, Whitley Bay NE25 0EZ

- Close to New Train Line
 - No Upper Chain
 - Fitted Kitchen
 - Bathroom/WC
 - Communal Parking
- Convenient Location
 - 12 Ft Lounge
- Two Bedrooms ground floor apartment
 - Electric Heating
- Viewing recommended

£99,950

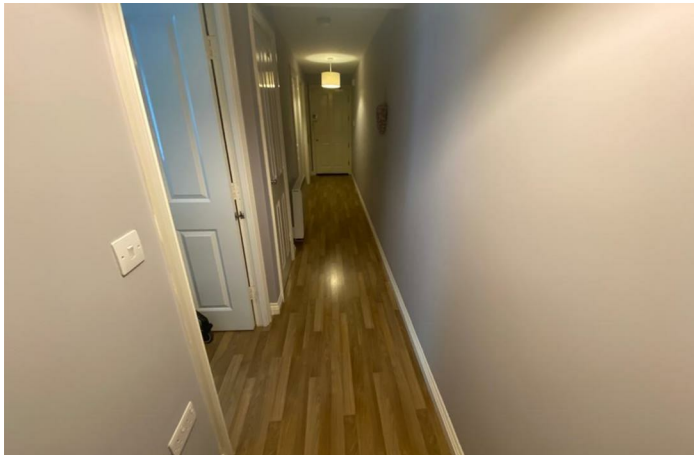




We are pleased to offer for sale this ground floor apartment, situated in this modern residential development, close to local amenities including schools, shops, Dr's, and hospital nearby.

Briefly comprising: Front communal door to communal hallway with private front door to reception hallway, Lounge to the front with square arch to fitted Kitchen with some appliances. There are 2 bedrooms and Bathroom/WC. Externally there is communal parking to the rear.

Also benefiting from UPVC double glazing and electric heating throughout.



Lounge

12'0 x 9'9

Kitchen

8'9 x 6'11

Bedroom One

12'1 x 9'5

Bedroom Two

12'1 x 6'5

Bathroom/WC

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.

Get in touch

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 Leasehold

| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO2 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 CO2 emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



ML Estates Sales Office
27 Avenue Road, Seaton Delaval, Tyne
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www.mlestates.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.