



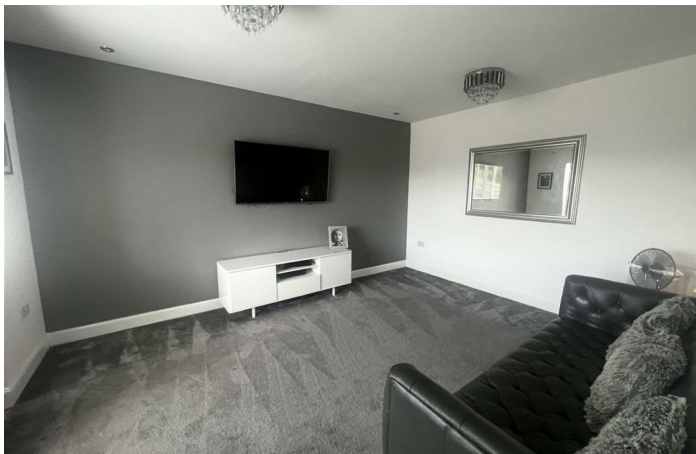
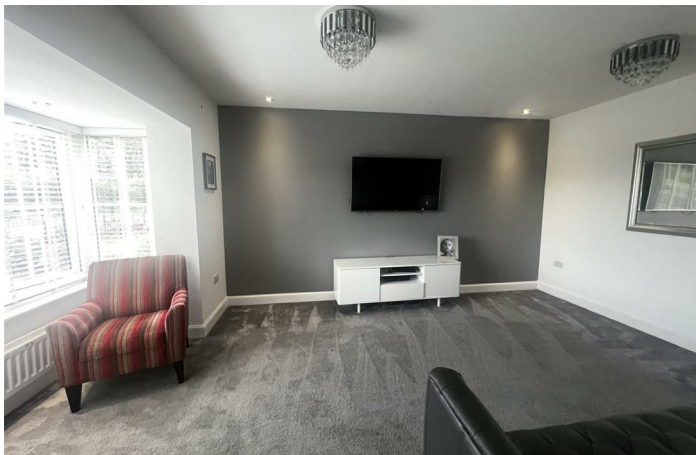
68 Ambridge Way

Seaton Delaval, Whitley Bay NE25 0PY

- Impressive Detached House
 - Family/Dining Kitchen
 - Double Driveway
- 16'0 Playroom/2nd Reception
 - Two En-suites
- 17'0 Living Room
- Family Bathroom/w.c.
 - Five Bedrooms
 - Utility Room
- Pleasant Rear Garden

Offers Over £430,000





An immaculately and well presented spacious detached house offering excellent family accommodation. Internal viewing is recommended to fully appreciate the quality and size of property on offer.

Situated on the ever so popular Wheatfields estate close to local amenities, schools and transport links. Briefly comprising a welcoming reception hallway, ground floor cloaks/w.c. Living Room, Playroom/2nd Reception room or Multipurpose Room (formerly the garage), Stunning open plan family Kitchen/Dining room with excellent range of modern wall and floor units and breakfast bar and some appliances. two double sets of french doors to the rear garden. Utility Room. To the first floor there five well proportioned bedrooms, two with en-suite shower rooms and three with fitted wardrobes, Family Bathroom with four piece suite.

Externally there is a good sized driveway for off street parking. To the rear there is a fantastic southerly aspect with artificial lawn, decking, patio ideal for garden furniture and the added benefit of a fully functional bar. Well stocked borders, hedging, led lighting and external power points. There is LVT flooring fitted to alot of the ground floor rooms, Upvc double glazing and gas central heating.

Entrance Hall

Living Room

17'7 x 11'8

Family Kitchen/Dining Room

33'6 x 9'3

Play Room

16'4 x 15'4

Utility Room

7'4 x 6'5

Bedroom One

16'4 x 13'9

En-Suite

7'1 x 6'6

Bedroom Two

11'6 x 9'10

En-Suite

7'3 x 6'1

Bedroom Three

11'11 x 9'4

Bedroom Four

11'8 x 8'3

Bedroom Five

10'9 x 9'4

Bathroom/w.c

8'5 x 6'1

Disclaimer

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.

Viewing Arrangements - Sales

OFFICE HOURS:

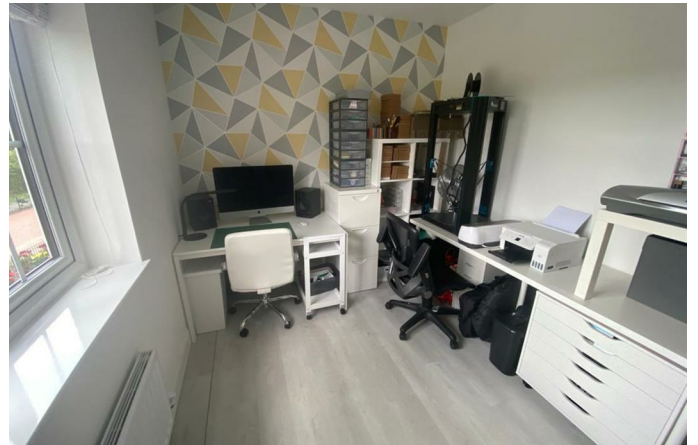
Monday - Friday 9:00am - 5:00pm

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

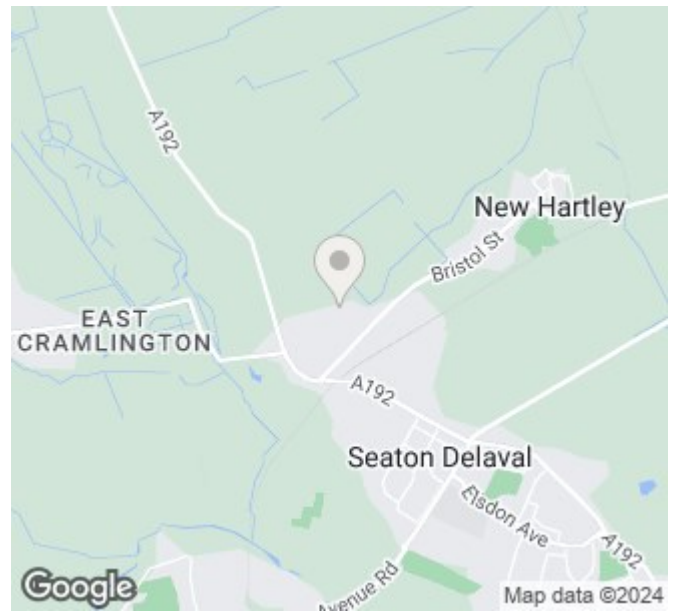




Local Authority Northumberland County Council
Council Tax Band E
EPC Rating B
Tenure Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	91
(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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



ML Estates Sales Office

27 Avenue Road, Seaton Delaval, Tyne
 And Wear, NE25 0DT

Contact

0191 237 60 60
 sd@mlestates.co.uk
 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.