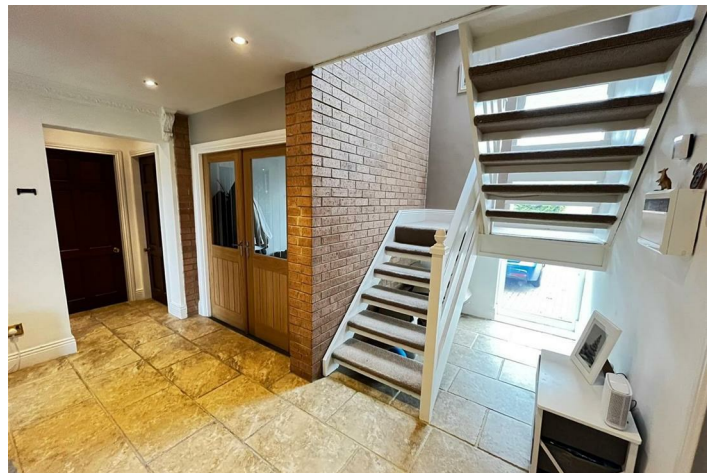




19 Whytrigg Close , Seaton Delaval NE25 0TG

- Detached House
- Favoured Residential Estate
- Two Reception Rooms
 - Cloakroom
- Double Garage & Driveway
- Impressive & Unique
 - Five Bedrooms
 - Breakfasting Kitchen
 - Utility Room
 - Gardens

£440,000





Internal inspection is strongly recommended of this impressive and unique five-bedroom detached family home, which occupies a pleasant position in this favoured residential estate. Close to a wide range of local amenities including shops, schools, public transport and road links to nearby centres. The property offers well-proportioned accommodation.



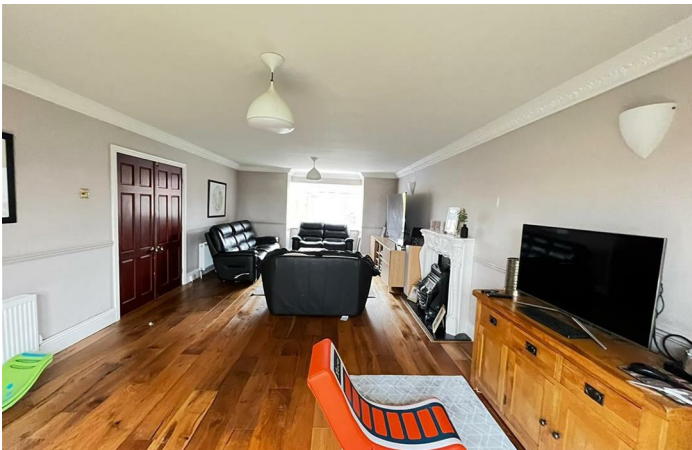
To the ground floor there is a entrance lobby, reception hall, spacious lounge, dining room, well fitted dining kitchen, useful utility room, downstairs cloakroom/wc and a study room/playroom.

To the first floor there are five double bedrooms, the master bedroom with an En-Suite/ shower room and a magnificent four piece family bathroom.

Externally there is a garden to the front with a driveway for four cars leading to a double garage which is fitted with an electric car charging point. There is also gardens to the side and a splendid rear garden laid mainly to lawn with an amazing aspect over fields and farmland.



The property also benefits from a low carbon heat pump heating system via radiators and new UPVC triple glazing throughout.



Entrance lobby

9'0" x 5'8"

Reception Hallway

13'6" x 7'6" x 5'8"

Cloakroom

8'2" x 7'4"

Lounge (Front & Rear)

24'7" x 13'7"

Dining Room (Rear)

12'11" x 8'0"

Study/Playroom (Front)

10'11" x 7'3"

Dining Kitchen (Rear)

17'11" x 12'11"

Utility Room (Rear)

10'0" x 7'1"

First Floor Landing

Master Bedroom (Rear)

15'8" x 10'11"

En-Suite Shower Room

7'2" x 7'4"

Bedroom Two (Rear)

14'7" x 13'7"

Bedroom Three (Front)

13'8" x 11'11"

Bedroom Four (Rear)

12'11" x 12'4"

Bedroom Five (Front)

19'9" x 12'2"

Family Bathroom

14'7" x 6'5"

Garden

Double Garage

20'0 x 16'0

Driveway

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

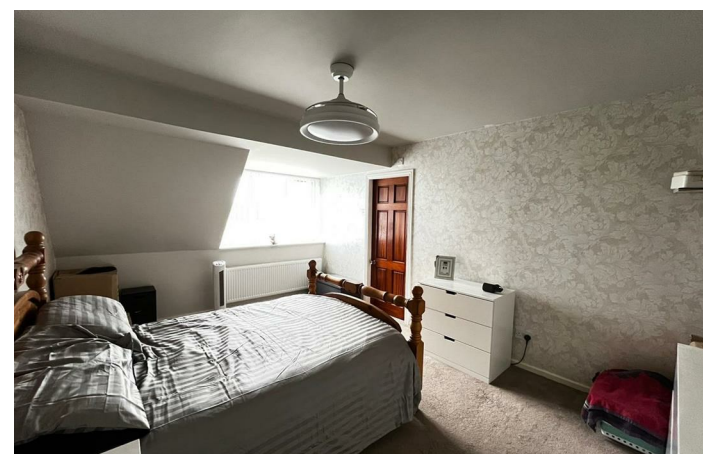
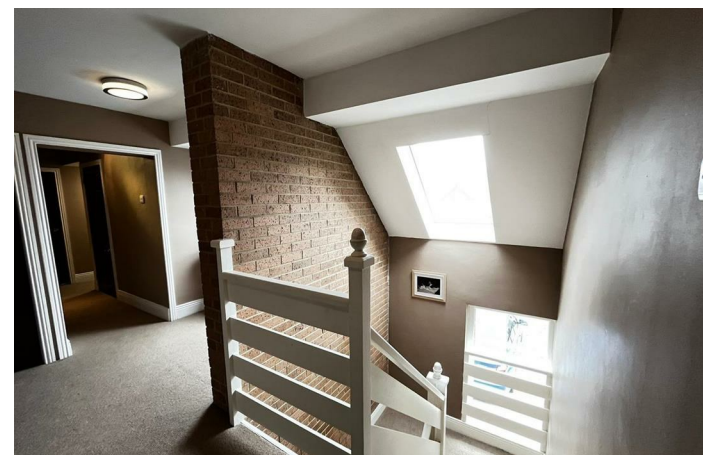
OFFICE HOURS:

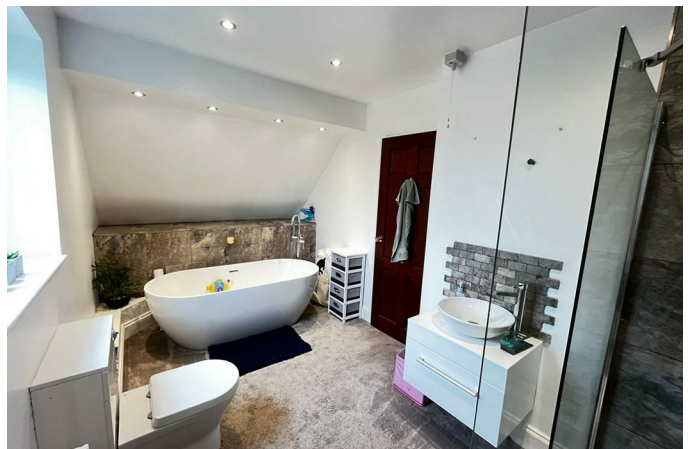
Monday - Friday 9:00am - 5:00pm

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





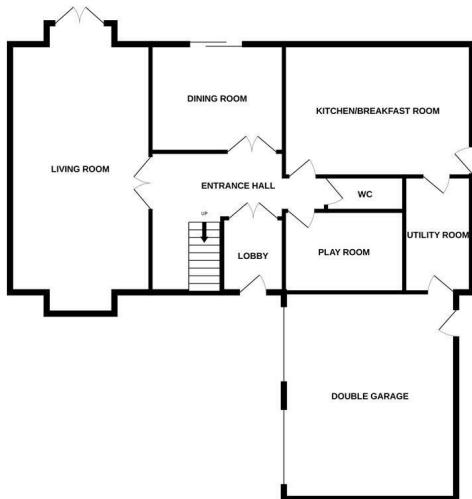
Local Authority Northumberland County Council
Council Tax Band E
EPC Rating C
Tenure Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(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	

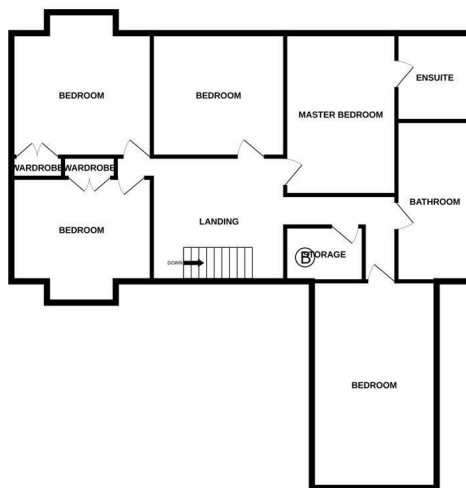
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.