



11 Denham Drive

Seaton Delaval, Whitley Bay NE25 0JX

- Detached House
- Immaculate Throughout
- Sought After Location
 - Utility Room
 - Garage
- Three Bedrooms
- Open Aspect to the rear
 - Conservatory
 - Double Driveway
 - Gardens

£260,000





*****READY TO MOVE INTO***

A delightful detached house, situated close to Holywell Dene. Ideal for local dog walking with open aspect to the rear. The property offers excellent family accommodation well worthy of inspection.

To the ground floor there is a welcoming reception hallway with modern glass staircase. The living room has a modern electric fire and large picture window, through to the dining room with ample space for dining room furniture. There is a sliding door leading to a excellent sized conservatory offering extra living space. The kitchen has a good range of wall, floor and drawer unit with integrated double oven and gas hob. The utility room contunites with wall, floor and drawer units with space for white goods.

Staircase from the hallway leads to first floor landing with a storage cupboard. There are three bedrooms, master with fitted bedroom furniture and a modern fitted shower room with double shower enclosure.

Externally there us a good sized double driveway leading to a single garage whilst to the rear there is a good sized easy maintenance southerly aspect garden.

Hallway
5'11" x 14'0"

Lounge
11'6" x 15'3"

Dining Room
8'7" x 10'9"

Conservatory
5'11" x 14'0"

Kitchen
9'3" x 10'9"

Utility Room
8'3" x 8'10"

Landing
6'0" x 8'9"

Bedroom One
9'8" x 12'10"

Bedroom Two
9'8" x 12'10"

Bedroom Three
7'8" x 9'8"

Bathroom
5'5" x 8'7"

Gardens

Disclaimer
DISCLAIMER:

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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.

Viewing Arrangements - Sales

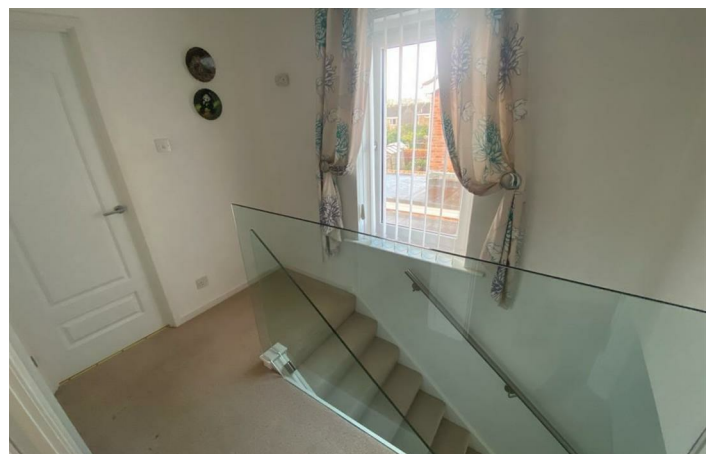
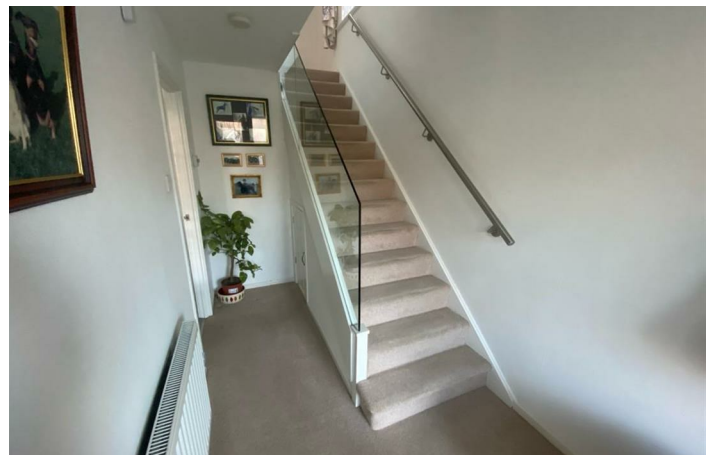
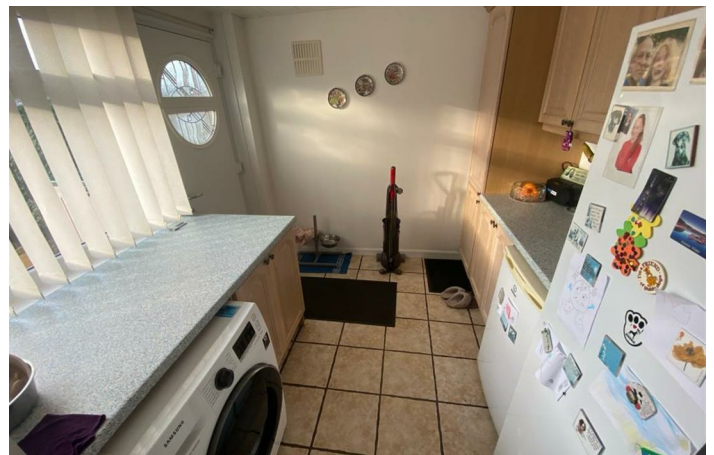
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VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT





Local Authority Northumberland Country Council
Council Tax Band C
EPC Rating D
Tenure Freehold

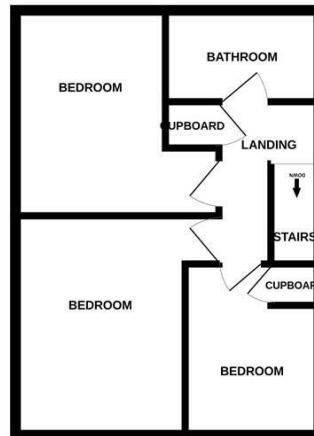
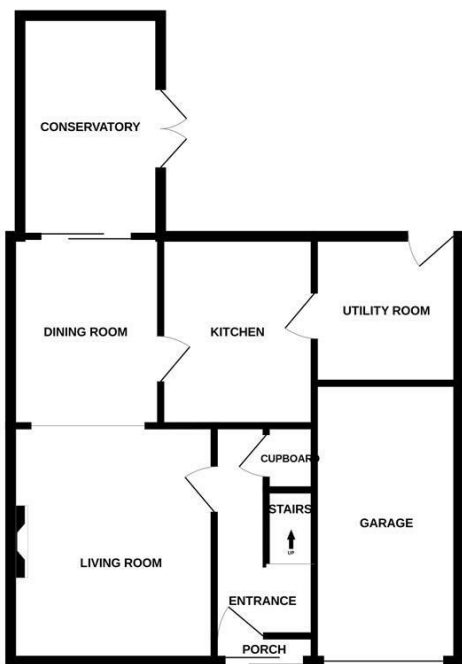
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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