



29 Ambridge Way , Seaton Delaval NE25 0PY

- Semi-Detached House
- Popular Wheatfields development
 - Dining Kitchen
 - 3 Bedrooms
- Gardens to the front and rear
- Well presented throughout
 - Lounge
 - Ground floor Cloaks/WC
 - Family bathroom
- Driveway and garage to the rear

£220,000





****OPEN TO OFFERS****

Pleasantly situated on the lovely Wheatfields estate built by Miller Homes, situated close to local amenities and local transport links, shops and schools.

Briefly comprising Reception Hallway, Lounge to the front, Open plan Dining Kitchen with a good range of wall and floor units with contrasting work surfaces, integrated fridge/freezer, slimline dishwasher, washing machine, gas hob and double electric oven and extractor, space for dining room table and chairs with double glazed French doors leading to garden, ground floor modern cloaks/wc.



To the first floor there are 3 bedrooms, master with built in wardrobes and storage cupboard, family bathroom with White suite comprising bath with shower and screen over, wash hand basin and low level WC.



Externally there is a garden area to the front, whilst to the rear there is a driveway leading to a garage with up and over door, light and power as well as a fenced garden with lawn, patio, outside tap and rear access gate leads to driveway.



Accommodation

Reception Hallway

Lounge

11'5" x 14'5"

Dining Kitchen

12'6" x 14'8"

Ground floor Cloaks/WC

Bedroom 1

14'9" x 10'3" including robes

Bedroom 2

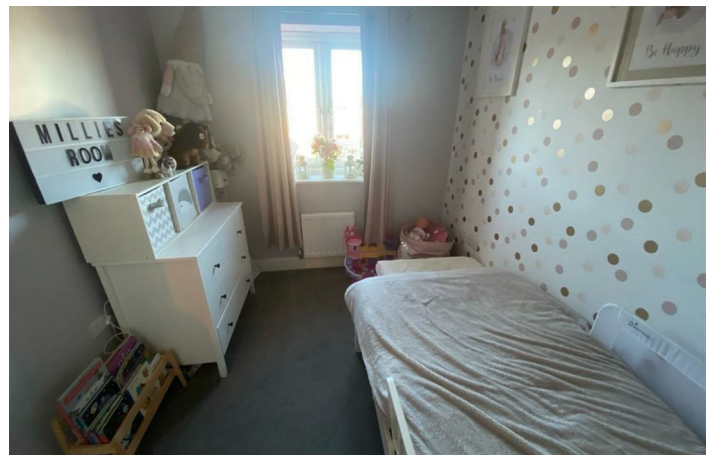
10'4" x 7'7"

Bedroom 3

6'10" x 9'11"

Bathroom/WC

7'6" x 6'1"





Local Authority
Council Tax Band
EPC Rating B
Deposit
Furnishing null

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

