

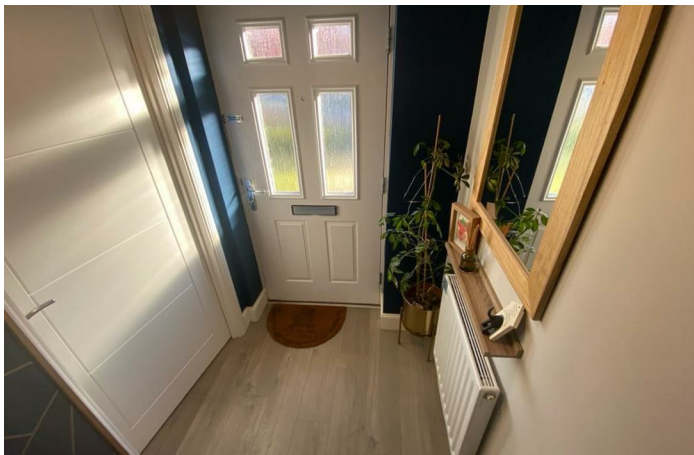


29 Ambridge Way
, Seaton Delaval NE25 0PY

- 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

£215,000





*****HOUSE EXCHANGE FOR LARGER 3
BEDROOM HOUSE IN
CRAMLINGTON*****

Beautiful home, Viewing highly
recommended*****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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

