



## 7 Park Road , Seaton Delaval NE25 0AD

- Traditional Semi Detached House
  - Dining Kitchen
  - Bathroom/WC
  - Driveway
- Conveniently Situated
- Two Reception Rooms
- Three Bedrooms
- Gardens to three sides
- Garage
- No Upper Chain

**£210,000**





\*\*\*\*Traditional style home\*\*\*\* Spacious rooms\*\*\*\*Conveniently situated in the heart of Seaton Delaval is this traditional three bedroom Semi Detached house close to shops, schools and other local communities. The property has the added benefit of no upper chain.

To the ground floor there is a reception hallway, lounge to the front with a bay window, dining room to the rear, dining kitchen with wall and floor units and ample space for table and chairs.

To the first floor there are three bedrooms and a bathroom/WC.

Externally there is a driveway leading to garage and gardens to the front, side and rear.



**Entrance Lobby****Hallway****Lounge**

13'2" x 15'0"

**Dining Room**

12'7" x 13'5"

**Dining Kitchen**

8'5" x 18'3"

**Bedroom One**

12'4" x 12'8"

**Bedroom Two**

11'11" x 12'4"

**Bedroom Three**

7'4" x 8'0"

**Bathroom**

7'4" x 7'11"

**Garage****Gardens****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****OFFICE HOURS:**

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

Saturday 9:00am - 2:00pm

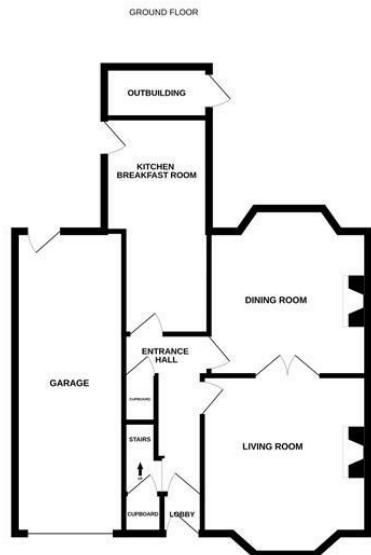
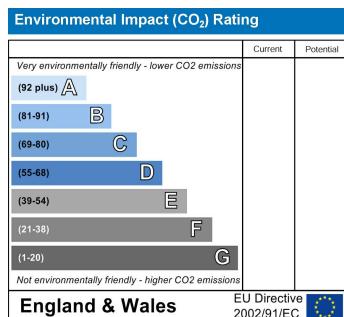
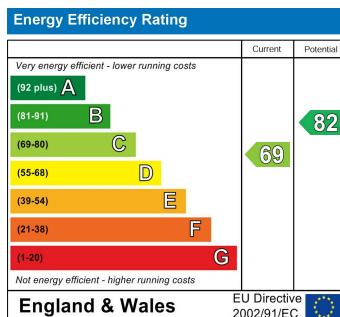
We are contactable after hours on our social media pages and via email [sd@mlestates.co.uk](mailto:sd@mlestates.co.uk)

**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** C  
**EPC Rating** TBC C  
**Tenure** Freehold



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 guidance 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 operation or efficiency can be given.

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