



12 Blackhaugh Drive , Seaton Delaval NE25 0FF

- Extended Mid Link Home
- Three Further bedrooms (One with En-Suite)
 - Fitted Kitchen
 - Low maintenance rear garden
- Close to amenities and new train station
- Ground Floor Bedroom with Ensuite and potential study area
 - Lounge/Dining Room
 - Family Bathroom/w.c.
- Garage in separate block to the rear
- Viewing recommended

£220,000





*****FOUR BEDROOMS***ONE GROUND FLOOR BEDROOM****FREEHOLD****VIEWING HIGHLY RECOMMENDED****FREEHOLD*****Situated in the popular residential development is this EXTENDED four bed roomed mid link home. Maintained to a great standard with the addition of an EXTENSION to the rear. The location is convenient for amenities and close to the much anticipated train station which will provide links to the metro system and Newcastle City Centre.



To the ground floor there is an entrance hallway with cloakroom and storage cupboard, lounge/dining room to the rear with French doors onto rear garden, fitted kitchen with built in oven, hob and extractor, master bedroom to the front with En-suite Bathroom and walk in wardrobe (suitable to use as a work space)

To the first floor there are three further bedrooms (one with fitted wardrobes and en-suite shower room), family bathroom/w.c.

Externally there is a well manicured low maintenance garden to the rear, access gate which leads to detached garage with boarded loft storage.

A great family home of which viewing is highly recommended.



Entrance Hallway

Cloakroom

Lounge/Dining Room

20'2" x 10'9"

Kitchen

10'1" x 8'1"

Bedroom One

10'9" x 9'2"

En-Suite and walk in wardrobe

Bedroom Two

12'4" x 8'8"

En-Suite

Bedroom Three

7'1" x 10'8"

Bedroom Four

10'2" x 8'5"

Bathroom

External

Low maintenance garden to rear with patio areas.

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.

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

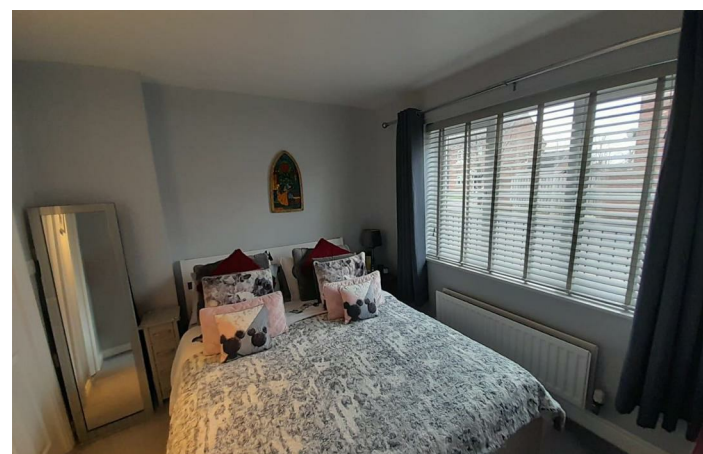
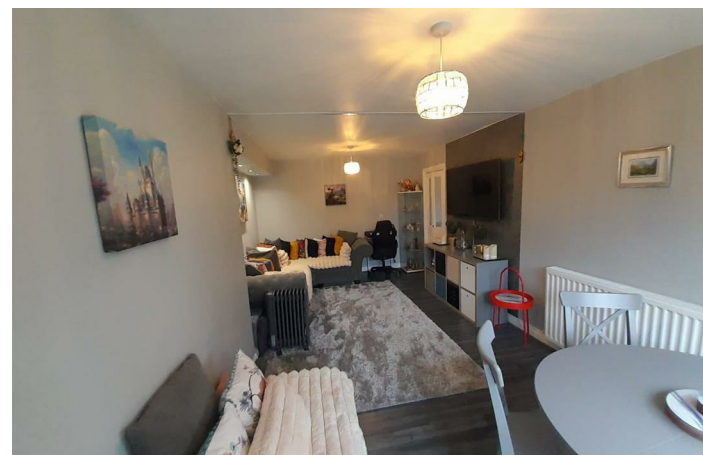
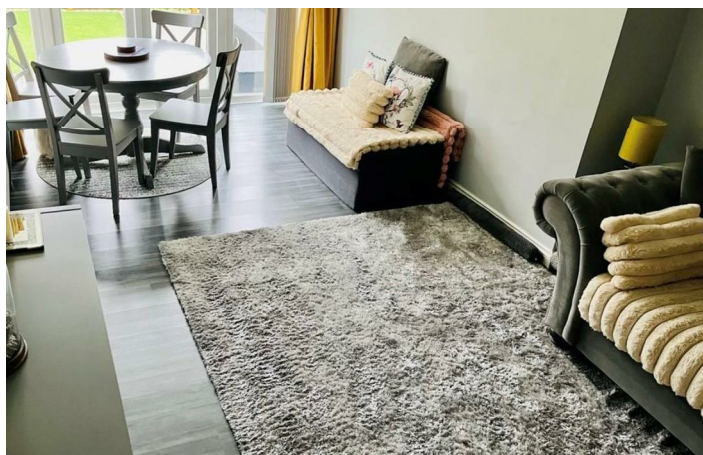
OFFICE HOURS:

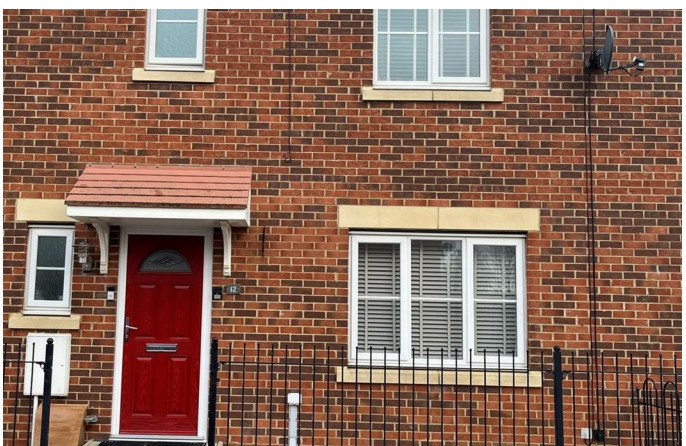
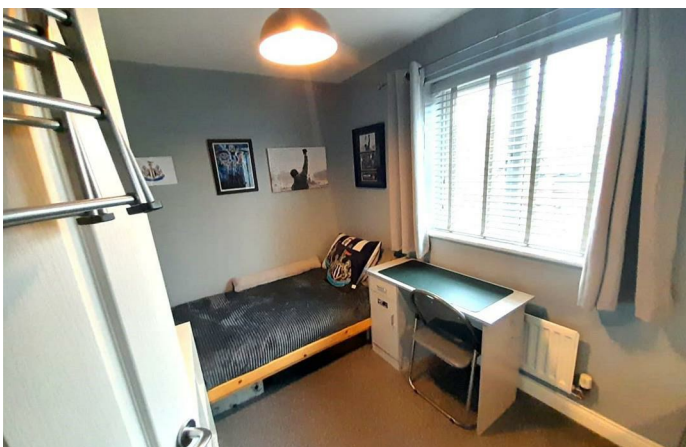
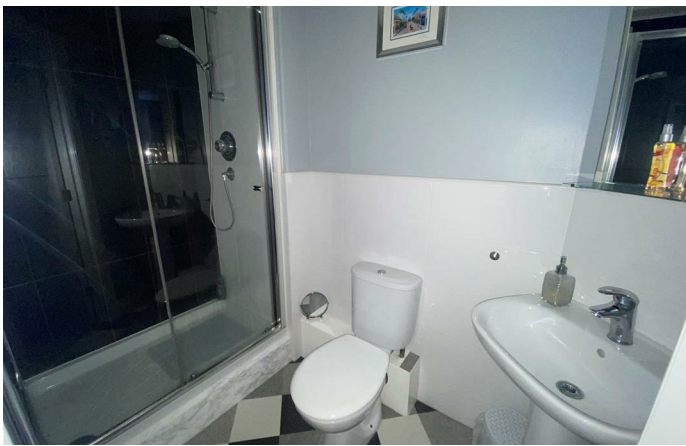
Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email sd@mlestates.co.uk

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 C
Tenure Freehold

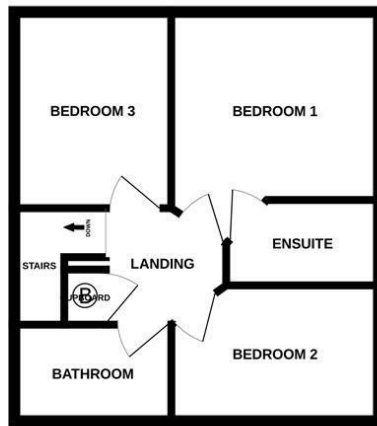
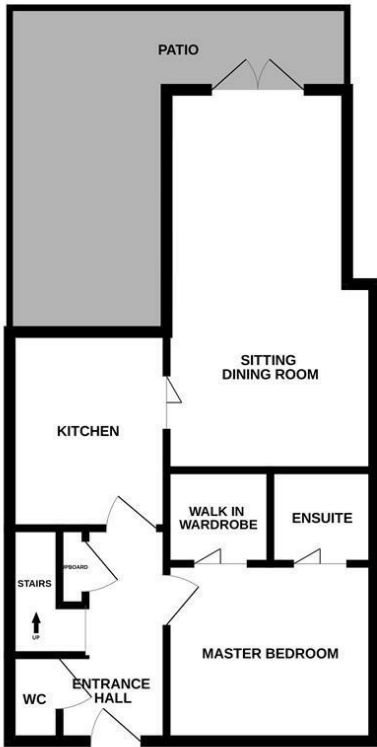
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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