



## 8 Linden Road Seaton Delaval NE25 0ES

- Spacious Semi-detached home
  - Two reception rooms
  - Ground floor study
  - Four Bedrooms
  - Large garden to the rear
- Popular Location
  - Utility room
  - Ground floor Cloaks/WC
  - Driveway for approx 3 cars
  - No upper chain - Viewing Recommended

**£210,000**





\*\*\*\*OPEN TO OFFERS\*\*\*\*Spacious semi-detached home available with no upper chain. Excellent sized family accommodation situated in a popular area which is close to good schools, shops and all local amenities.

To the ground floor is an Entrance Porch, Hallway, Lounge with laminate flooring, Dining Room with patio doors leading to rear garden, breakfasting kitchen with separate Utility Room, Study and ground floor cloaks.

To the first floor there are four well proportioned bedrooms, the master benefiting from En-suite, as well as a family bathroom. There is access to a fully boarded loft area for storage with Velux window.

Externally there are gardens to the front and rear and a single garage. The property also benefits from gas central heating, UPVC double glazing and a full rewire.



**Entrance Porch**

**Hallway**

**Lounge**

12'10 x 12'4

**Dining Room**

11'9 x 8'10

**Kitchen**

12'1 x 6'2

**Utility Room**

**Cloakroom**

**Study**

**STAIRS TO THE FIRST FLOOR**

**Bedroom 1**

10'5 x 9'2

**En-suite**

**Bedroom 2**

13'5 x 9'6

**Bedroom 3**

9'10 x 8'10

**Bedroom 4**

9'6 x 6'9

**Family Bathroom**

10'5 x 5'10

**External**

Block paved driveway for approx 3 cars. Large rear garden.

**Garage**

**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.

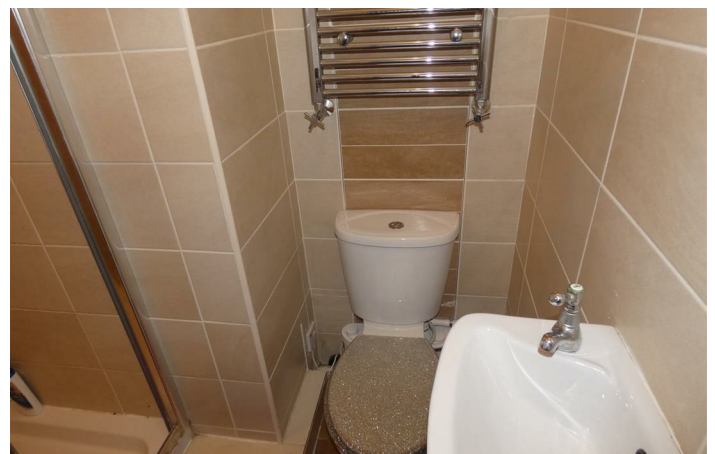
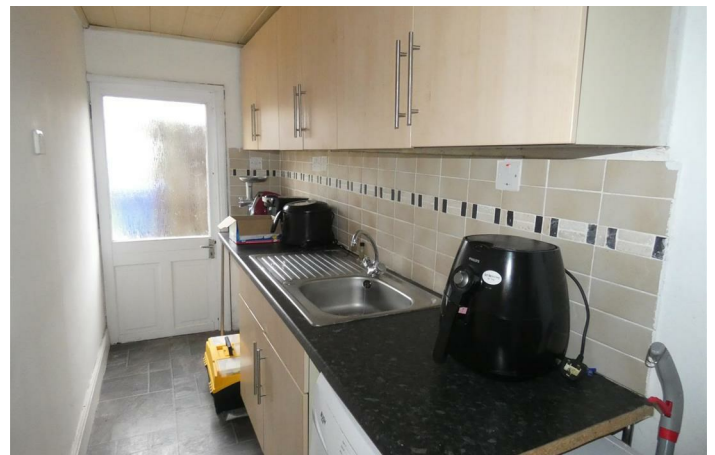
**OFFICE HOURS:**

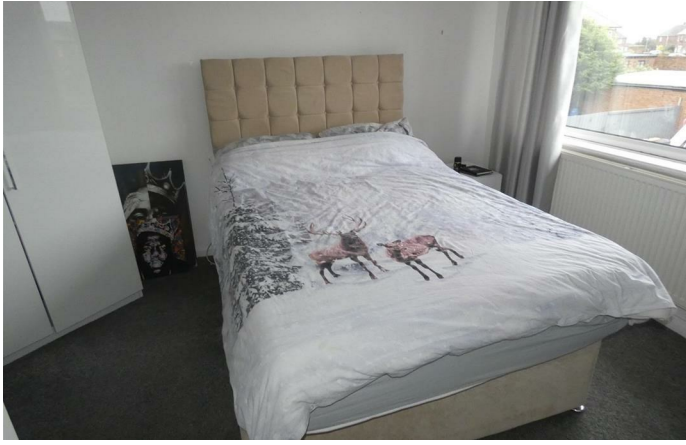
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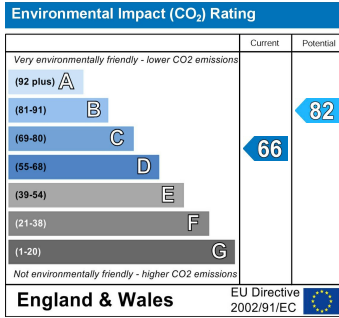
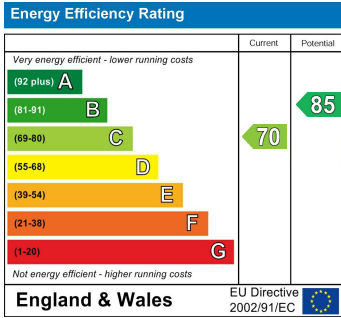
We are contactable after hours on our social media pages and via email [sd@mlestates.co.uk](mailto:sd@mlestates.co.uk)

**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** A  
**EPC Rating** C  
**Tenure** Freehold



**ML Estates Sales Office**

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