



8 Hartley Gardens , Seaton Delaval NE25 0AB

- Outstanding Semi-Detached Home
 - Must be viewed
 - Two Reception rooms
 - Sun room with Bi fold doors
 - Superb Bathroom/Separate WC
- Immaculately presented
 - Pedestrianised Street
 - Luxury Kitchen with appliances
 - 3 Bedrooms
 - Driveway, Garage and Gardens

Offers Over £300,000





An amazing opportunity to purchase this delightful, substantial and spacious semi-detached home, offering excellent family sized accommodation.

Internal viewing is essential to fully appreciate what this property has to offer, retaining many original features, and situated in a quiet pedestrianised street to the front, close to all local amenities, shops, schools, doctors etc

Briefly comprising: Entrance lobby with original stained glass windows, inner door to a lovely welcoming reception hallway with lovely staircase to the first floor. Two reception rooms with coving, ceiling rose and feature fire surround to the rear, modern refitted Kitchen with centre island housing stainless steel sink unit and integrated dishwasher, contrasting work surfaces with integrated fridge, freezer, electric hob and oven and microwave, square arch to Sun room creating extra living space with bifold doors opening out to the side garden, Utility room incorporating ground floor WC and wash hand basin.

To the First floor there are 3 well proportioned bedrooms, master with fitted sliding door wardrobes, re-fitted bathroom with White suite of modern bath, separate walk in shower enclosure with mains shower, double vanity sink unit, separate WC.

Externally there is a large private fenced garden mainly laid to lawn, South facing private side garden area and to the rear is a yard with Resin driveway offering off street parking, single brick garage. Also benefiting from Gas central heating and UPVC double glazing throughout.

Entrance lobby

Reception Hallway

Lounge

17'4 x 14'7

Dining Room/2nd Reception

13'7 x 12'7

Kitchen

11'9 x 10'8

Utility Room

7'5 x 3'7

Sun Room

11'3 x 10'3

First floor landing

Bedroom 1

10'5 exclud robes x 15'1

Bedroom 2

12'7 x 13'6

Bedroom 3

9'9 x 8'0

Bathroom

Separate WC

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

OFFICE HOURS:

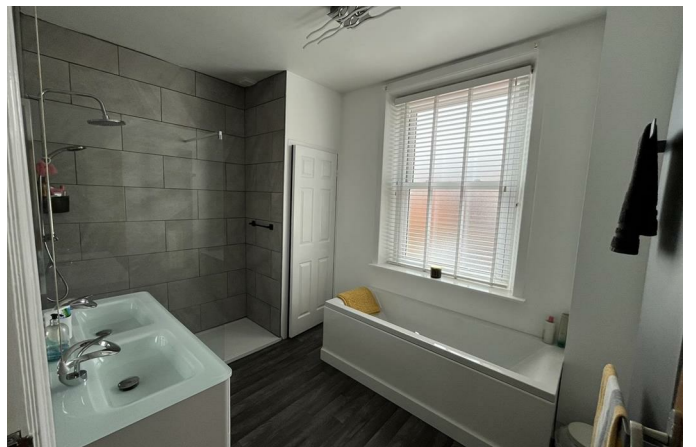
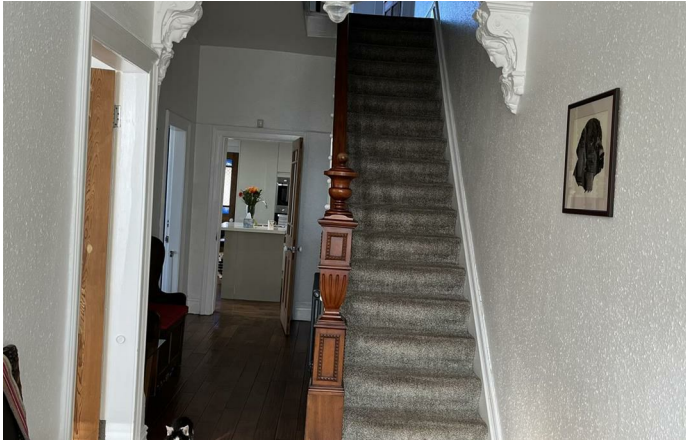
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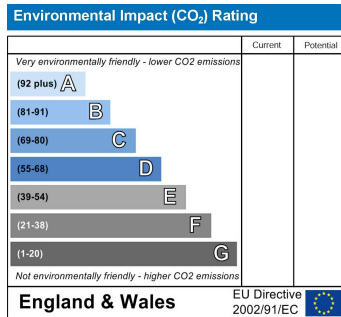
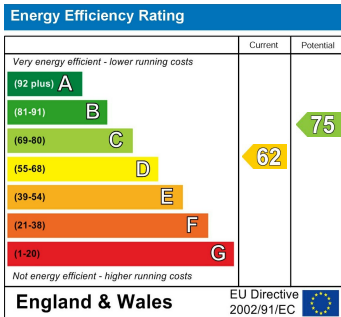
VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT







Local Authority
Council Tax Band
EPC Rating D
Tenure Freehold



ML Estates Sales Office

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