



## 44 Kearsley Close , Seaton Delaval NE25 0BL

- First Floor Flat
- Ideal First Time buy/investment
  - Bathroom/w.c
  - No Upper Chain
- Views over Astley Park
- One Bedroom
- Lounge/Kitchen
- Upvc Double Glazing
  - Garage
- Viewing Recommended

**£25,000**





Offered for sale with no upper chain is this first floor flat located close to local amenities. In ideal first time buy or investment. Briefly comprising Entrance lobby, bathroom/w.c with white suite, Lounge/kitchen with fitted units to the kitchen area, bedroom. Communal gardens and garage in block. Viewing recommended.

**Lobby**

**Bathroom**

**Lounge/Kitchen**

16'9 x 9'3

**Bedroom**

11'11 x 7'5

**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.

ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.

**Viewing Arrangements - Sales**

OFFICE HOURS:

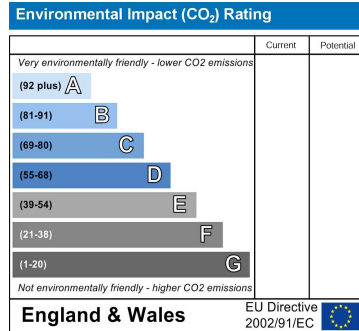
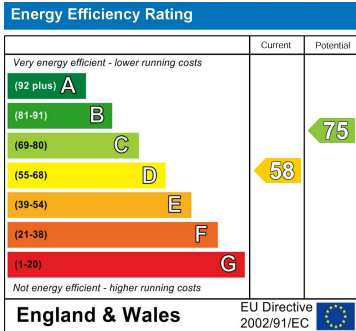
Monday - Friday 9:00am - 5:00pm

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** A  
**EPC Rating** D  
**Tenure** Leasehold



**ML Estates Sales Office**

27 Avenue Road, Seaton Delaval, Tyne  
 And Wear, NE25 0DT

**Contact**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.