



9 Sinclair Gardens , Seaton Delaval NE25 0AJ

- Immaculate Semi-Detached
- Ideal Family Accommodation
 - 10'0 Dining Room
 - Three Bedrooms
 - Gardens and Garage
- Lovely Location
 - 15'0 Lounge
 - Kitchen/Utility Area
- Superb Bathroom with Four Piece Suite
 - Internal Viewing Recommended

£214,950





******BEAUTIFULLY PRESENTED****MUST BE VIEWED******

Superbly presented is this semi detached house offering excellent family accommodation, situated close to Astley Park and other local amenities. The property is ready to move into.

To the ground floor there is a welcoming reception hallway with staircase to first floor, living room with bay window to the front and square arch to dining room with large brick open recess to chimney breast, fitted kitchen with a good range of fitted units, utility area with access to garage and rear garden.



To the first floor there are three bedrooms (master with feature fireplace), family bathroom/w.c. with white suite comprising panelled bath, separate shower enclosure with mains shower, vanity wash hand basin and low level w.c.

Externally there is a walled garden to the front with on street parking. To the rear there is garden with timber double gates, garage with up and over door.



There is gas central heating and Upvc double glazing. A great family home of which viewing is highly recommended.



Reception Hallway

Lounge

15'4 x 12'2

Dining room

11'8 x 10'3

Kitchen

15'4 x 12'2

Utility Area

Bedroom One

12'1 x 11'4

Bedroom Two

12'1 x 11'6

Bedroom Three

9'1 x 7'0

Bathroom

7'4 x 6'4

Garage

19'3 x 8'4

Gardens

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

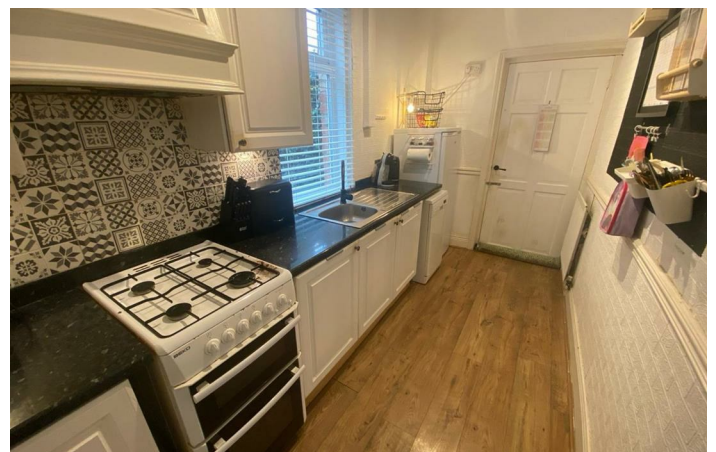
OFFICE HOURS:

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

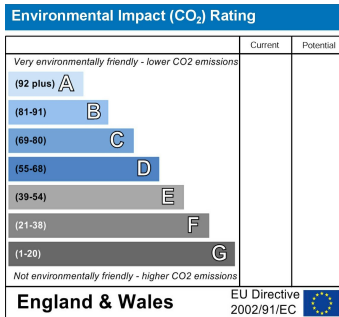
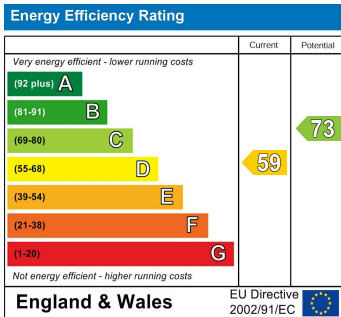
VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT





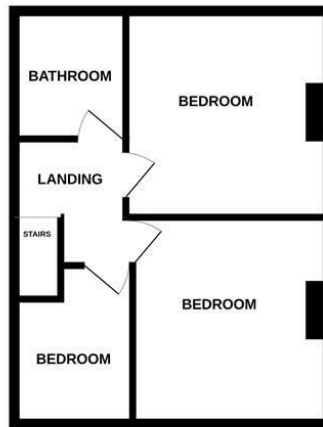
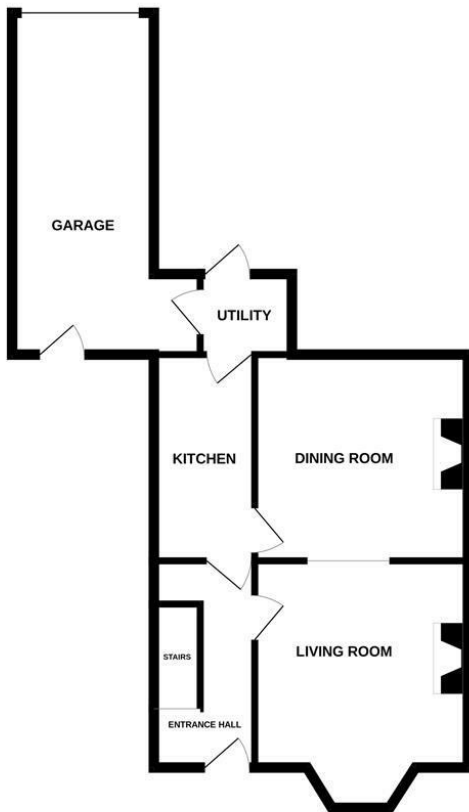


Local Authority Northumberland County Council
Council Tax Band B
EPC Rating D
Tenure Freehold



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.
 Made with Meograph 11/2024

ML Estates Sales Office

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