

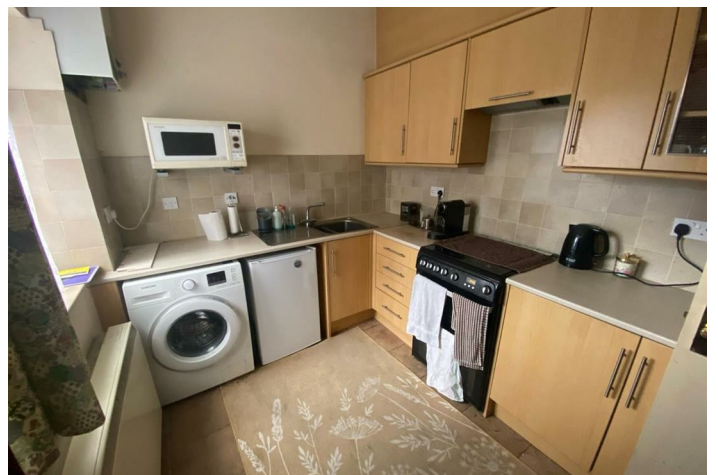


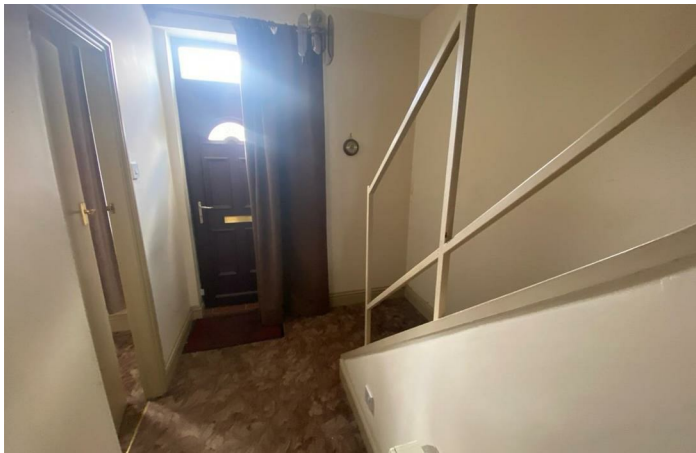
75 Astley Road

Seaton Delaval, Whitley Bay NE25 0DJ

- Mid Terrace House
- No Upper Chain
- Garage to rear
- Two Double bedrooms
- Conveniently Located
- Two Reception Rooms
- Ground floor W/C
- Fitted Kitchen
- Rear Yard
- Bathroom W/C

£99,950





Centrally located in the heart of Seaton Delaval is this mid terraced house, close to lots of local amenities, including shops, bus routes and schools. The property should be of interest to either first time buyers and or investors. The property has upvc double glazing and electric heating, with gas fires in both reception rooms. The property is being sold with no onward chain.



To the ground floor there is a reception hallway with stairs to first floor and ground floor W/C. Two reception rooms, fitted kitchen with wall and floor units, space for cooker and automatic washing machine and access to the rear yard.

To the first floor there are two double bedrooms both with built in wardrobes and access to bathroom from master bedroom.

Externally there is a rear yard with access to garage.



Hallway

Cloakroom

Reception room (Front)

14'1 x 1'1

Reception room (Rear)

16'0 x 14'0

Kitchen

9'6 x 7'5

Landing

Bedroom One

16'0 x 10'1

Bedroom Two

14'1 x 12'6

Bathroom

9'7 x 7'2

Garage

Rear Yard

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

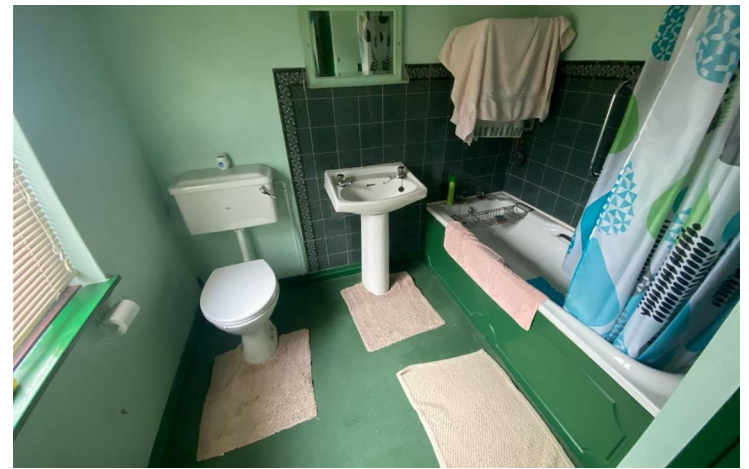
OFFICE HOURS:

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

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



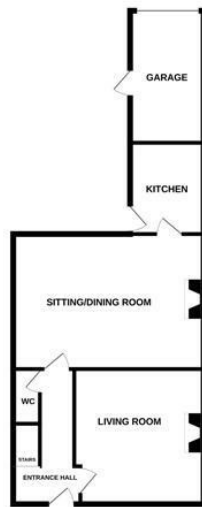
Local Authority Northumberland County Council
Council Tax Band A
EPC Rating TBCF
Tenure Freehold

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

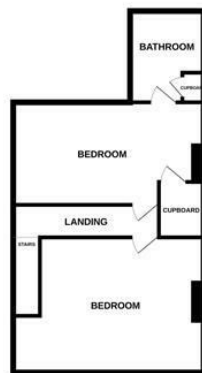
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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 And Wear, NE25 0DT

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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.