



61 Blyth Street Seaton Delaval NE25 0DY

- Spacious mid terraced house
 - 14Ft Lounge
 - 11Ft Modern Kitchen
 - 3 Bedrooms
 - Rear yard
- Originally 2 flats
- 15Ft Dining Room
- 12Ft Utility room
- good sized bathroom/WC
- No upper chain

Offers In The Region Of £154,950





An excellent opportunity to purchase this spacious mid terraced house originally 2 flats, therefore offering fantastic family accommodation, conveniently located in the heart of Seaton Delaval, with amenities closeby.

Briefly comprising Reception Hallway, Lounge to front with gas fire, sliding doors to Dining room with feature fire surround with gas fire, access to rear yard. Re-fitted Kitchen with range of modern wall and floor units with electric hob and oven, extractor hood, stainless steel sink unit with mixer tap, 12ft Utility room with work surfaces and wall and floor units, access to rear yard, ample space for White goods.



To the first floor there are 3 well proportioned bedrooms and 11ft Bathroom with 4 piece suite comprising panelled bath, pedestal wash hand basin, low level WC and good sized shower cubicle with mains shower.

Externally there is a yard to the rear, also benefiting from UPVC double glazing, gas central heating and no upper chain.



Reception Hallway

Lounge

13'2 x 14'4

Dining Room

15'1 x 13'3

Kitchen

11'0 x 7'2

Utility Room

12'1 x 8'5

First Floor landing

Bedroom 1

14'2 x 11'5

Bedroom 2

14'6 x 10'7

Bedroom 3

9'4 x 8'3

Bathroom/WC

11'6 x 8'2

Externally

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.

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

Viewing arrangements

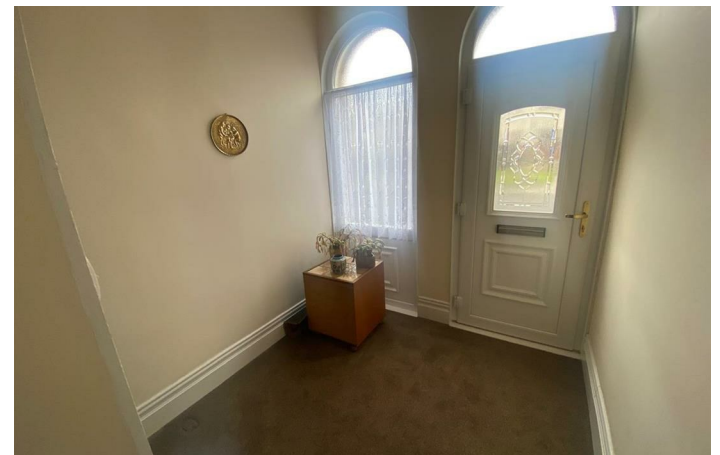
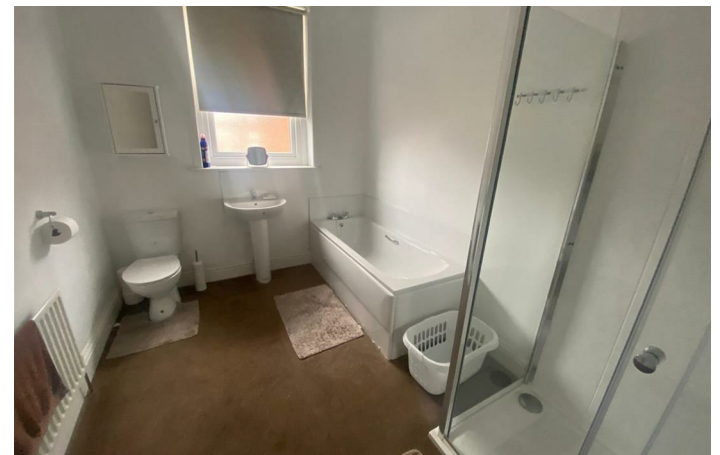
OFFICE HOURS:

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

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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 C
Tenure Freehold

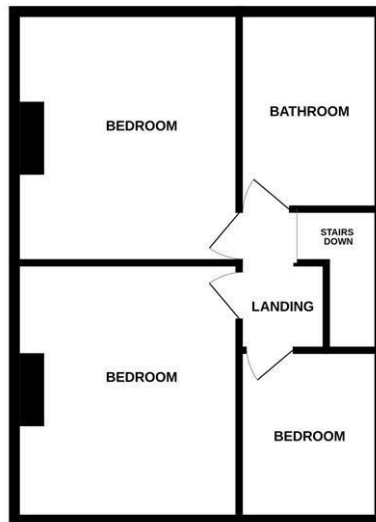
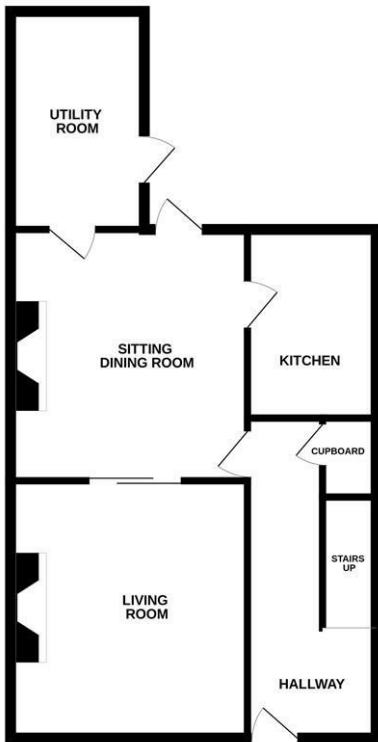


| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 83 |
| (55-68) D | | | |
| (39-54) E | | | |
| (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 | | | |
| (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 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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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.