



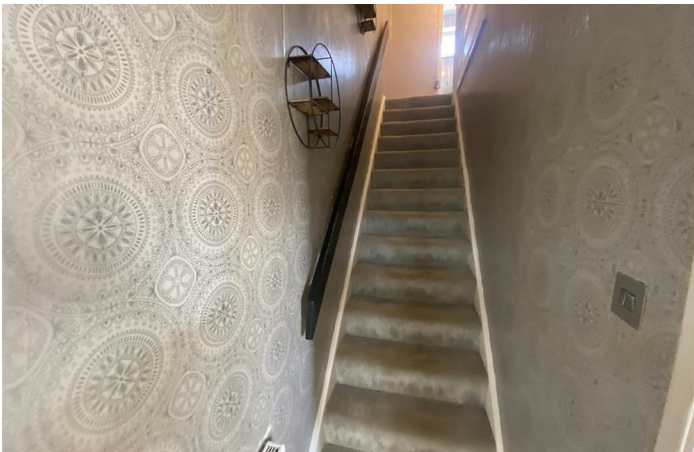
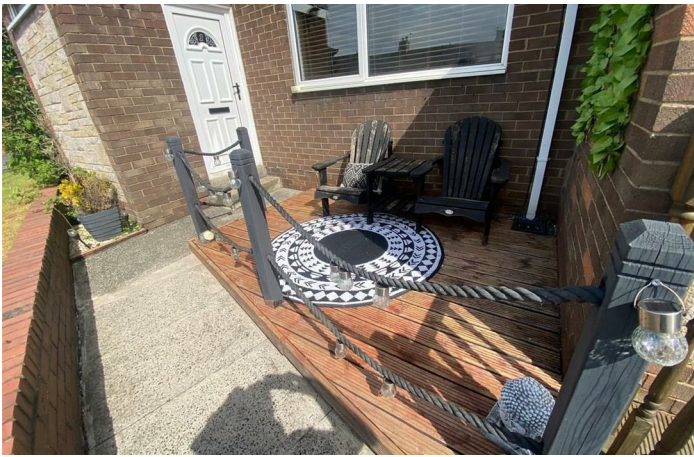
## 1 Martindale Place

Seaton Delaval, Whitley Bay NE25 0BT

- End Terraced house
- Good sized accommodation throughout
  - Newly fitted Kitchen
  - Bathroom with separate Wc
  - Garage
- No upper chain
- Lounge through Diner
- 3 well proportioned bedrooms
- Gardens to the front and rear
- Viewing is recommended

**£137,500**





Competitively priced for a quick sale is this end terraced house, ideally situated close to local amenities, being sold with no upper chain. Ideal First Time Buyer accommodation.

Briefly comprising Entrance porch, reception Hallway with stairs to first floor, Living room with square arch to Dining Room, newly fitted kitchen with a good range of wall and floor units incorporating electric hob and oven, extractor hood, sink unit with mixer tap, UPVC door to the rear.

To the first floor there are 3 bedrooms and a family bathroom comprising of panelled bath with electric shower over, wash hand basin, separate WC. Externally there is a decking area to the front and low maintenance garden to the rear with access to single garage with up and over door, light and power.

Also benefiting from gas central heating, UPVC Double Glazing and electric charging point.

**Entrance Porch**

**Reception Hallway**

**Lounge**

14'5 x 13'6

**Dining area**

10'5 x 9'0

**Kitchen**

10'5 x 8'1

**First Floor landing**

**Bedroom 1**

12'10 x 10'5

**Bedroom 2**

11'3 x 9'10

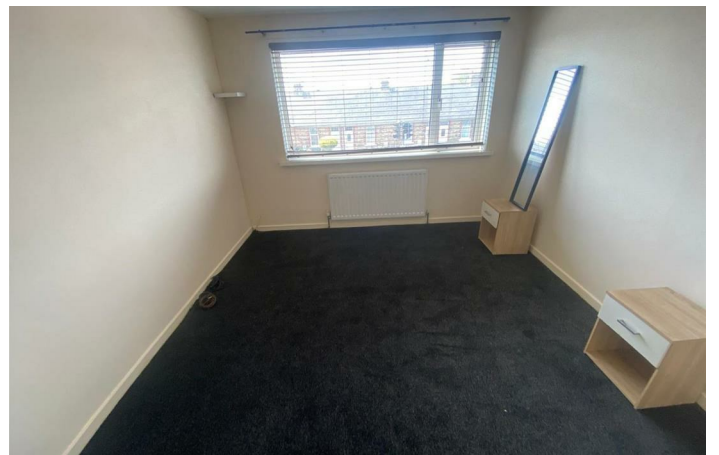
**Bedroom 3**

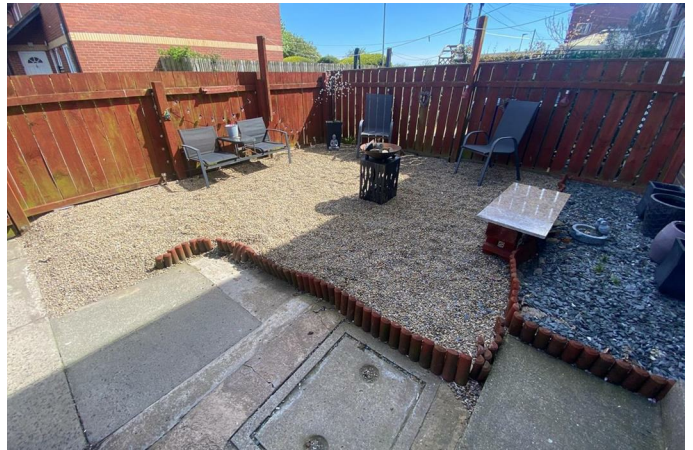
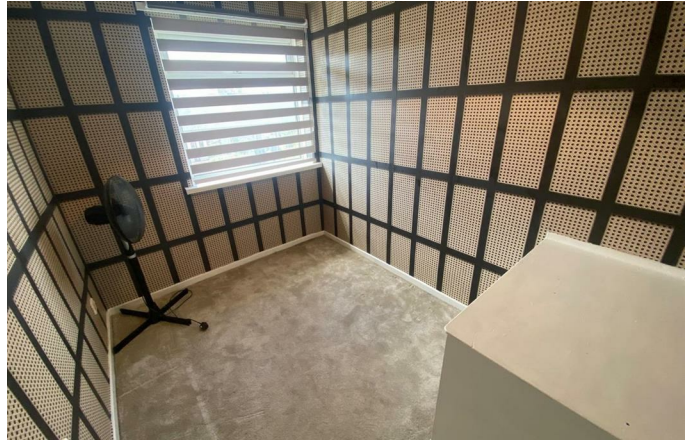
10'0 x 6'11

**Bathroom**

**Separate WC**

**Garage in separate block**





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



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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