



12a The Beacons

Seaton Delaval, Whitley Bay NE25 0EZ

- Top Floor Apartment
 - Large Lounge
 - Garage & Parking
 - Bathroom/Wc
- UPVC Double Glazing
- Two Double Bedrooms
- Fully Fitted Kitchen
- Beautiful Open Views
- Close to Local Amenities
- Well Presented Throughout

£119,000





We welcome to the market a superb top floor apartment with open views to the front & rear. The property is well presented and benefits from intercom communal entrance, UPVC double glazing and electric heating.

The property is situated close to all local amenities, the coast and the countryside, close to good road links for commuting but also within walking distance of the new train station that will be opening this year in Seaton Delaval, this will provide excellent access to Newcastle upon Tyne.



Briefly comprising Entrance hallway, lounge, well fitted kitchen with integrated appliances, bathroom/WC with shower over bath & two bedrooms.

Externally there is an attached garage & parking.



Hallway

Entrance door, laminate flooring, storage heater, cloak cupboard and airing cupboard.

Lounge

Laminate flooring, double glazed window to the front elevation with open views, velux window, storage heater, intercom system. Opening to...

Kitchen

Floor, wall and drawer units, wine rack, co-ordinating work surfaces, stainless steel sink unit with mixer tap, electric hob with extractor hood and oven, integrated washer /dryer and fridge freezer, laminate flooring.

Bathroom

Three piece white suite, low level wc, pedestal wash hand basin, panelled bath with shower over, modern tiling to floor and walls and an extractor.

Bedroom One

UPVC double glazed Juliet balcony to the rear elevation and storage heater.

Bedroom Two

UPVC double glazed window to the rear elevation and storage heater.

Externally

There are parking spaces to the rear and a garage.

Garage

There is a single garage with up and over door and electric supply.

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:

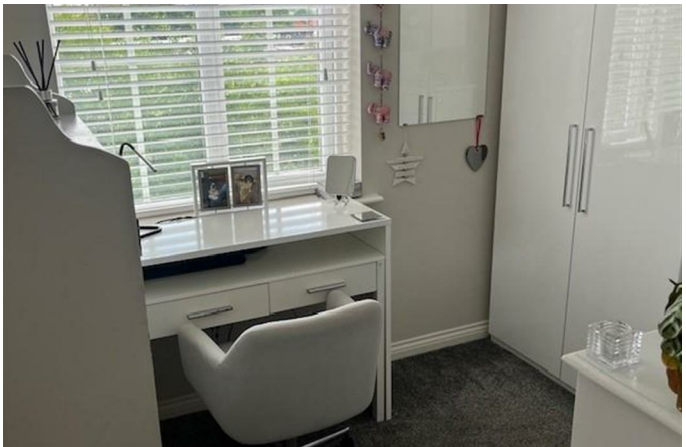
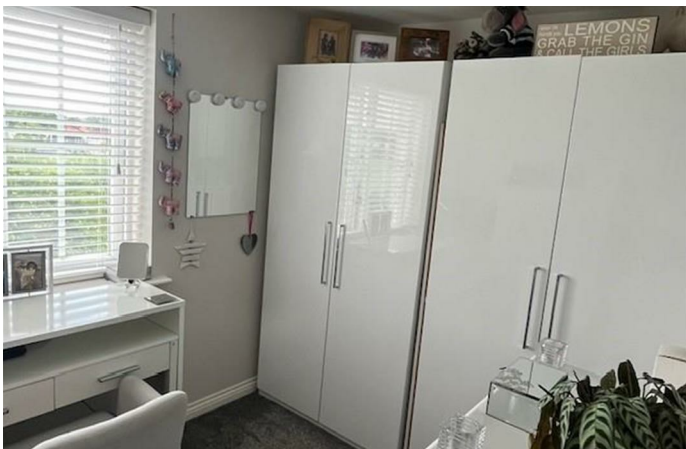
Monday - Friday 9:00am - 5:00pm

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



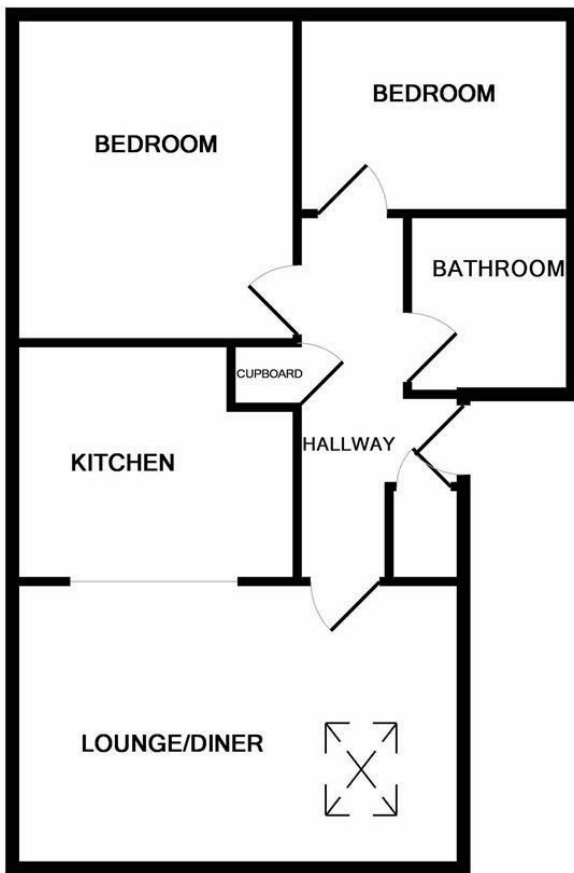




Local Authority Northumberland County Council
Council Tax Band A
EPC Rating C
Tenure Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
		78	82

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	
		67	72



TOTAL APPROX. FLOOR AREA 542 SQ.FT. (50.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.