



31 Hayton Road

North Shields NE30 3TZ

- Semi-detached bungalow
 - Two Bedrooms
 - Garage and driveway
- Close to all local amenities
 - No Upper chain
- Lounge/Diner
- Kitchen/Utility
- Popular Location
 - Gardens
- Viewing essential

£265,000





We are pleased to welcome to the market this two bed roomed semi-detached bungalow, situated in the ever so popular Marden estate, convenient for bus services, local amenities and schools.

The accommodation briefly comprising: Entrance Hallway, Lounge/Dining area, Kitchen, Utility room, Two bedrooms, Bathroom/WC, Gardens, Driveway & Garage.

Lovely open aspect to the front, being sold with No upper chain, Viewing recommended.



Entrance Lobby

Lounge/Dining Room

21'5 x 13'10

Kitchen

13'2 x 6'4

Utility Room

6'7 x 7'2

Rear Inner Hallway

Bedroom 1

11'11 x 8'10

Bedroom 2

9'8 x 8'9

Bathroom/Wc

Externally

Garage and Gardens

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.

Viewings

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 North Tyneside
Council Tax Band C
EPC Rating D
Tenure Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D	67		
(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	



ML Estates Sales Office

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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.