



24 Capheaton Way

Seaton Delaval, Whitley Bay NE25 0FE

- Three Storey Semi-detached Home
 - Well presented
- Ground floor cloaks/WC
 - Three Bedrooms
 - Garage & Gardens
- Popular Location
 - 20Ft Lounge/Diner
- Superb Fitted Kitchen
 - En-suite
- Viewing recommended

£214,950





Internal viewing is essential to appreciate this immaculate three storey semi-detached house situated on the ever so popular Wheatridge Park development, Briefly comprising Entrance Hall, Lounge/Diner, Superb fitted Kitchen, ground floor WC.

To the first floor there are two bedrooms and family bathroom/WC, to the second floor there is a master bedroom with En-suite and dressing room area.

Externally there is a pleasant rear garden with lawn, decking and a bar and garage in a separate block. Garden to the front.

Viewing highly recommended to appreciate what this property has to offer, offering ideal family accommodation.



Reception Hallway

Lounge/Diner

20'8 x 14'11

Kitchen

14'5 x 7'8

Ground Floor Cloaks

First Floor landing

Bedroom 2

11'3 x 8'9

Bedroom 3

9'3 x 8'9

Bathroom/WC

7'2 x 6'0

Second floor landing

Bedroom 1

13'0 x 11'8

Dressing room area

En-suite

Externally

Gardens to front and rear

Garage

DISCLAIMER:

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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

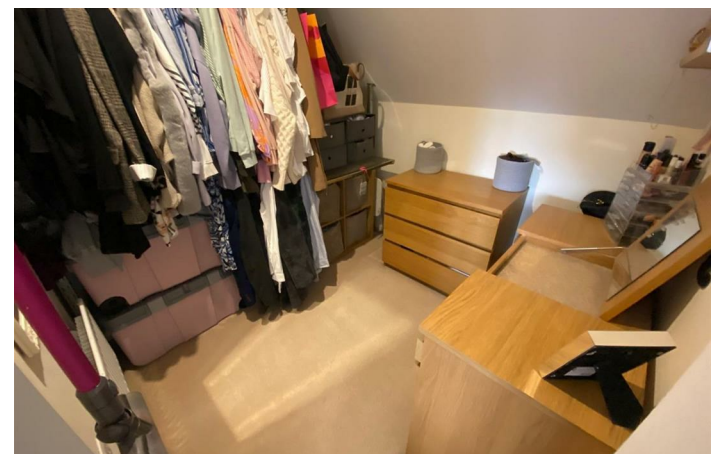
OFFICE HOURS:

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 Northumberland County Council
Council Tax Band C
EPC Rating C
Tenure Leasehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		77	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	



ML Estates Sales Office

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