



## 78 Hartley Square

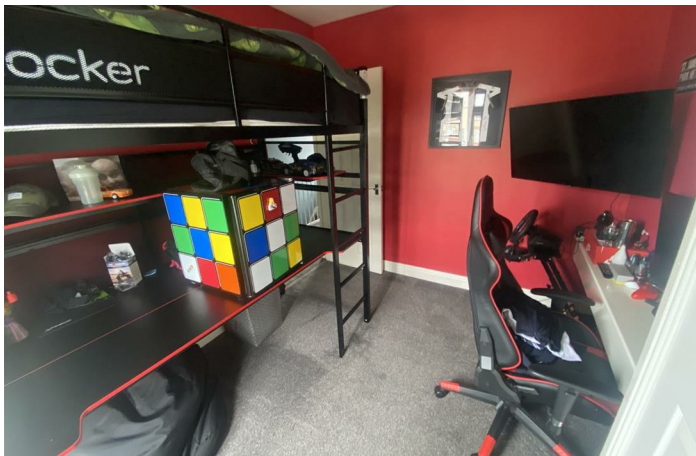
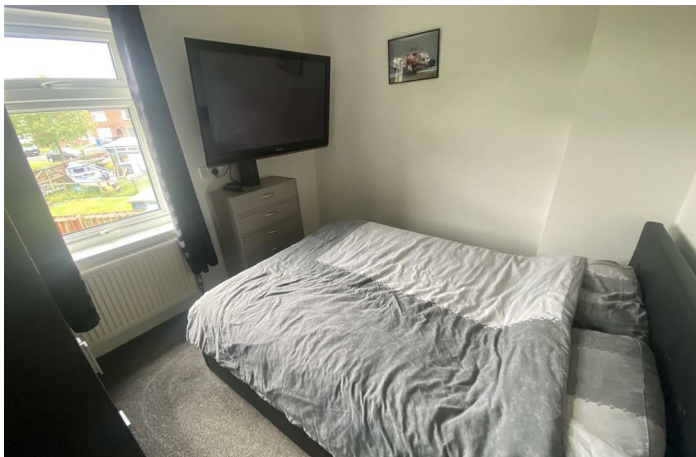
Seaton Sluice, Whitley Bay NE26 4BJ

- Semi-detached home
  - Lounge
  - Two Bedrooms
- Off Street Parking
- No upper chain
- Popular seaside location
  - Fitted Kitchen
- Bathroom with 4 piece suite
- Good sized rear garden
- Viewing recommended

**£159,950**







Situated in the ever so popular fishing village of Seaton Sluice, close to local amenities and lovely coastline. Offering ideal first time buyer accommodation and or to reflect if looking to downsize to remain in the village.

Briefly comprising Reception Hallway, Lounge to the rear, fitted Kitchen with range of wall and floor units with space for White goods, rear lobby with access to the rear garden.

To the first floor there are 2 bedrooms and Bathroom/WC with 4 piece suite.

Externally to the front is a lawned garden area and off street parking. To the rear is a lovely good sized garden, mainly laid to lawn with gravelled area. Also benefiting from gas central heating and UPVC double glazing.

## Entrance Hall

### Kitchen

11'10 x 6'5

### Lounge

11'8 x 10'5

### Rear Lobby

### Bedroom 1

9'3 x 8'9

### Bedroom 2

9'8 x 9'2

### Bathroom/WC

### Externally

Lovely garden to the rear, off street parking to the front.

### 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.

### Viewings

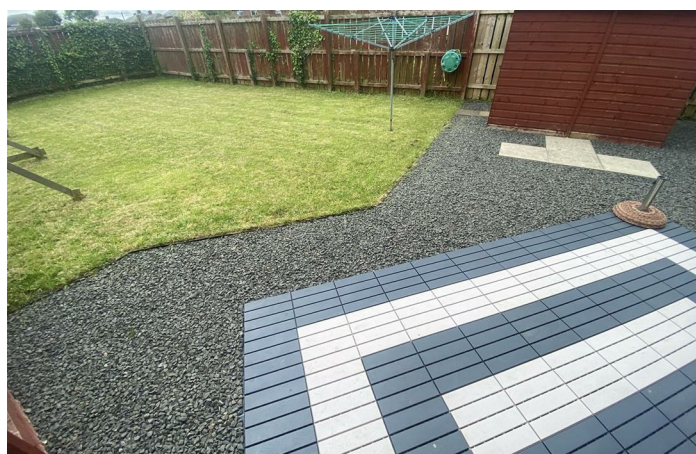
OFFICE HOURS:

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Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email [sd@mlestates.co.uk](mailto:sd@mlestates.co.uk)

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT



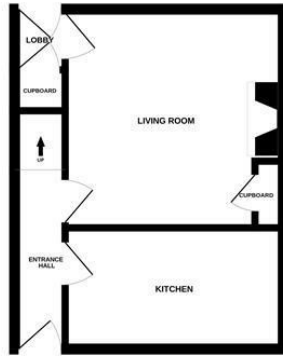
**Local Authority** Northumberland County Council  
**Council Tax Band** A  
**EPC Rating** C  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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	

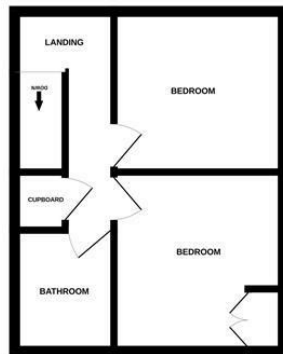
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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