



56 Fontburn Road

Seaton Delaval, Whitley Bay NE25 0BH

- Well Presented throughout
- Lounge with feature fireplace
 - Three Bedrooms
 - Garage & Driveway
 - Double Glazing
- Kitchen with integrated appliances
 - Separate Utility room
 - Modern bathroom
 - Rear garden
- Viewing Recommended

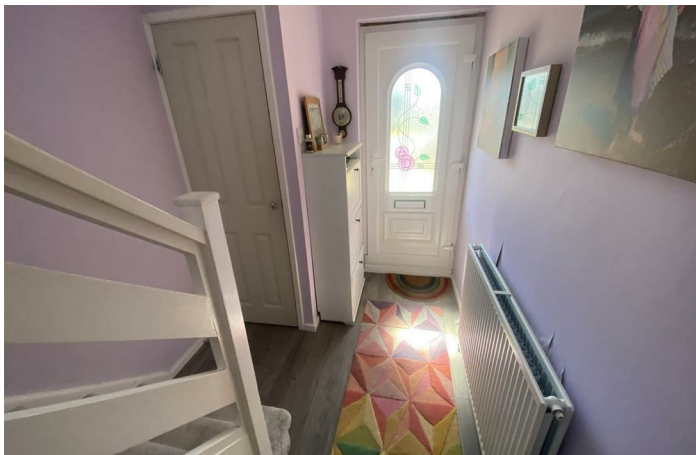
Reduced To £205,000





A Pleasant three bedroom semi-detached family home offering well presented accommodation and substantially improved throughout, Lounge through to Dining Room, Contemporary kitchen with integrated appliances, modern re-fitted bathroom with shower, Entrance Hallway, Lounge with feature fireplace, Separate Utility room, three bedrooms to the first floor.

Externally is a rear garden with access to the front with side path, spacious driveway at the front leading to garage.



Also benefiting from Gas central heating, double glazing and also located in a very popular area of Seaton Delaval, close to local shops, bus routes, good schools and the new Northumberland Line will be in action soon with easy access to Newcastle.



Entrance Hallway

Lounge

14'9 x 11'5

Dining Room

11'2 x 8'7

Kitchen

10'8 x 9'4

Utility Room

8'6 x 8'4

Bedroom 1

11'9 x 11'7

Bedroom 2

10'7 x 8'9

Bedroom 3

8'9 x 7'6

Bathroom

Externally

Garage and Driveway, garden to the rear.

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 0D

Disclaimer

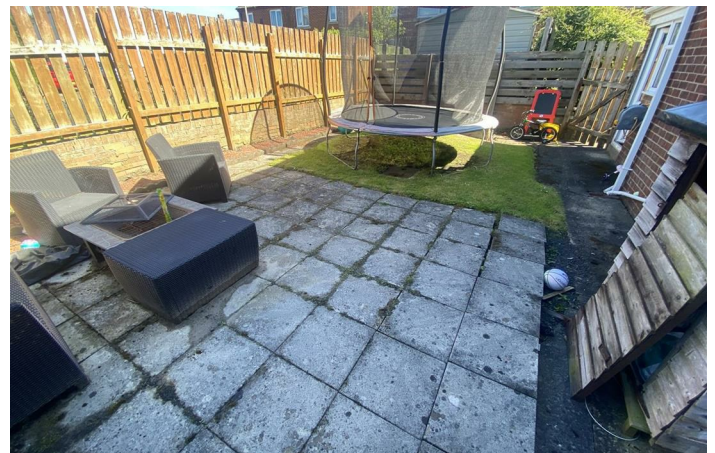
DISCLAIMER:

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.



Local Authority Northumberland County Council
Council Tax Band B
EPC Rating
Tenure Freehold

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>		
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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 sd@mlestates.co.uk
 www.mlestates.co.uk/

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