



56 Fontburn Road

Seaton Delaval, Whitley Bay NE25 0BH

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

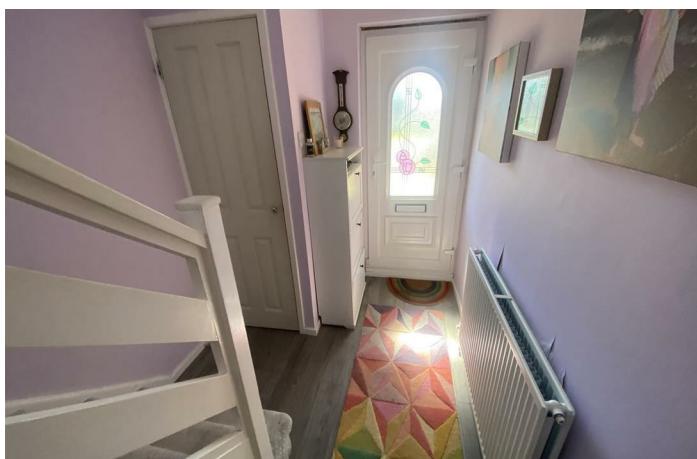
Reduced To £185,000





*****OPEN TO OFFERS*****BARGAIN
BUY*****NEW PRICE*****

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 0DT

Disclaimer

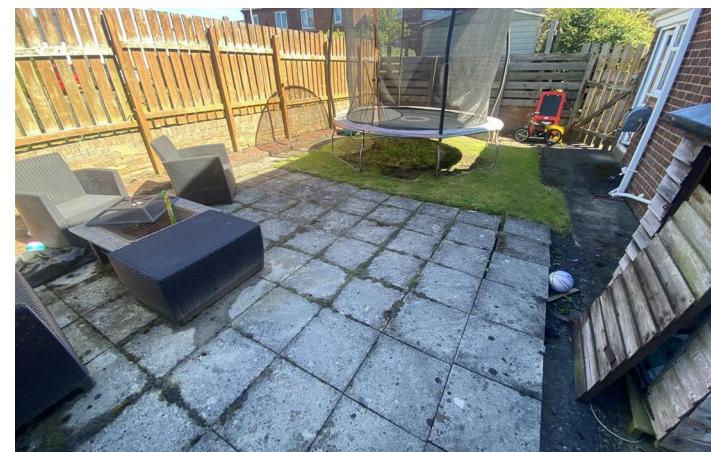
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ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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
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	

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

27 Avenue Road, Seaton Delaval, Tyne
And Wear, NE25 0DT

Contact

0191 237 60 60

sd@mlestates.co.uk

www.mlestates.co.uk/

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.