



4 Ashkirk Way Seaton Delaval NE25 0JU

- Well presented Semi-detached
- Lounge with double doors to Dining room
 - Three Bedrooms
 - Utility room
 - Garage & Gardens
- Very popular location close to Holywell Dene
 - Fitted Kitchen
 - Four piece Bathroom suite
 - South facing rear garden
 - No upper chain

£235,000





*****NO UPPER CHAIN***** Internal viewing is highly recommended to fully appreciate the size and internal condition of this well presented semi detached house; close to the Dene and local amenities. Briefly comprising entrance porch; reception hallway; lounge with flue less gas fire and attractive surround. From the lounge there are dividing wooden doors leading to the dining room with French doors opening out on to a south facing garden. Modern kitchen with integrated appliances and a separate good sized utility room.



There are three good sized bedrooms and a luxury bathroom with separate shower cubicle. Externally there is a garden to the front and a driveway leading to an attached garage. To the rear, there is a well stocked south facing garden that benefits from an Indian sandstone patio and pergola with lighting. There are UPVC double glazed tilt and turn windows; gas central heating and solar panels. Viewing is highly recommended.



Hallway

Lounge

13'5 x 11'11

Dining Room

11'3 x 9'3

Kitchen

11'11 x 9'3

Utility Room

7'9 x 7'6

Bedroom 1

9'11 x 9'2

Bedroom 2

9'11 x 9'2

Bedroom 3

8'2 x 6'7

Bathroom

Externally

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

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. ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

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 D
Tenure Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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/

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