



## 16 Swinburn Road

Seaton Delaval, Whitley Bay NE25 0JQ

- Semi-detached Bungalow
  - Ready to move into
    - 14Ft Lounge
    - Fitted Kitchen
    - Bathroom/WC
- Lovely Location
- Viewing Recommended
  - 2 Bedrooms
  - Conservatory
- Multi purpose room/Garage

**£225,000**







Beautifully situated in the heart of Seaton Delaval is this well presented good sized semi-detached bungalow with all local amenities closeby.

Internal viewing is recommended to fully appreciate what the bungalow has to offer. Briefly comprising Lounge with feature fire surround, 2 bedrooms master with built in robes, bathroom with 3 piece suite of panelled bath with electric shower over, wash hand basin and low level WC, tiled walls and floor, refitted wall, floor and display units with contrasting work surfaces incorporating electric hob and oven, double doors to conservatory with pleasant out look over garden and access to the rear, multi purpose room to the rear of the garage with door to the main garage which has central heating boiler and electric door.



Externally is garden to the front with artificial grass and borders, driveway leading to garage. To the rear there is a pretty well tended garden with patio, artificial grass, stocked borders, green house and summer house.



### Lounge

14'9 x 13'4

### Bedroom 1

14'4 x 8'5 excluding robes

### Bedroom 2

10'8 x 8'2

### Bathroom/WC

7'1 x 7'1

### Kitchen

10'5 x 11'4

### Conservatory

12'0 x 7'6

### Multi purpose room

7'6 x 7'4

### Garage

16'6 x 7'5

### 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](mailto:sd@mlestates.co.uk)

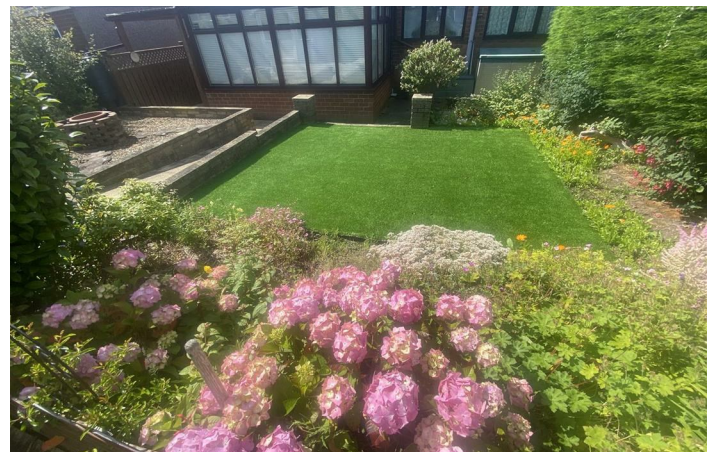
VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT

### 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** B  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		90	
(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



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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**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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