



## 18 Derwent Road

Seaton Sluice, Whitley Bay NE26 4JH

- Semi-detached home
- 16Ft Lounge with bay window
  - Conservatory
- ground floor cloaks/wc/utility
  - Bathroom/WC
- Sought after Location
  - Dining Room
- Modern fitted Kitchen
  - 3 Bedrooms
- Driveway & Garage

**£269,950**





Situated in the ever so popular location of Seaton Sluice within walking distance to the sea front and harbour and other local amenities, offered for sale with no upper chain.

Briefly comprising Reception Hallway, Lounge to the front with bay window, square arch to Dining room with patio doors opening to conservatory with access to rear garden, refitted kitchen with a good range of wall and floor units with contrasting work surfaces incorporating electric hob and oven integral dish washer, door to utility area with storage cupboard and access to the rear, ground floor cloaks/WC.

To the first floor there are 3 bedrooms, 2 with wardrobes, re-fitted modern shower room with separate shower enclosure and electric shower, vanity wash hand basin, low level WC, externally to the front is a garden and driveway leading to garage. Whilst to the rear is a pleasant southerly aspect garden with patio, lawn and borders.

Also benefiting from UPVC double glazing and gas central heating.

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

## Reception Hallway

### Lounge

16'0 x 11'6

### Dining room

9'5 x 8'9

### Conservatory

10'4 x 8'7

### Kitchen

9'5 x 8'6

### Utility Room

7'4 x 4'9

## First Floor Landing

### Bedroom 1

12'5 x 10'6

### Bedroom 2

11'9 x 8'9

### Bedroom 3

6'9 x 6'7

### Shower Room

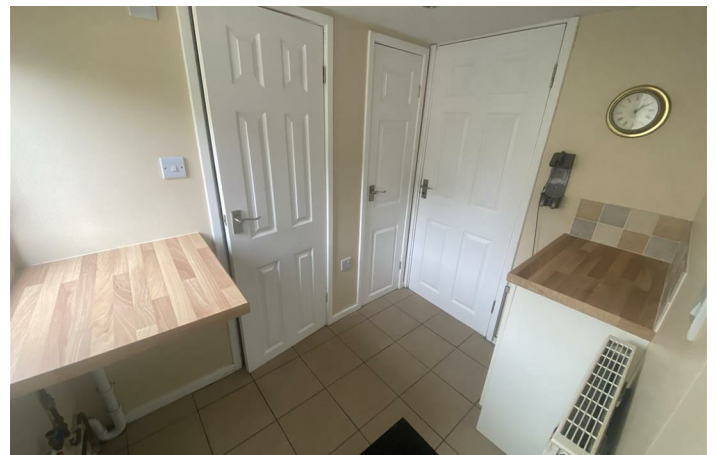
6'8 x 5'4

### 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.





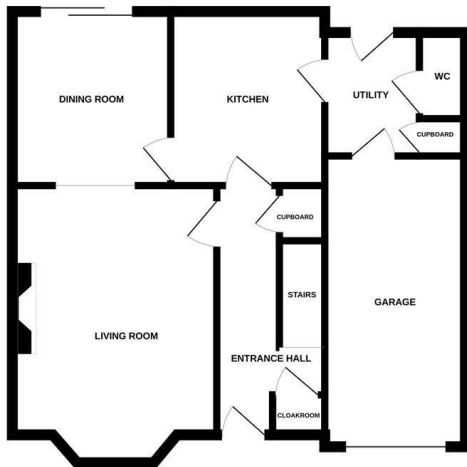
**Local Authority** Northumberland County Council  
**Council Tax Band** C  
**EPC Rating** C  
**Tenure** Freehold

| 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 |           |

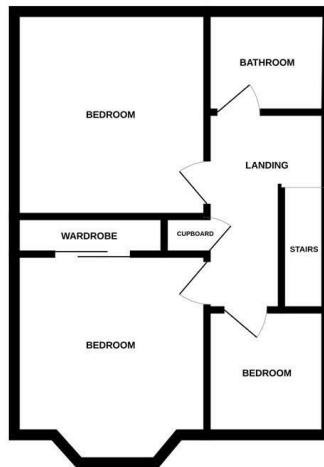
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (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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**ML Estates Sales Office**

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