



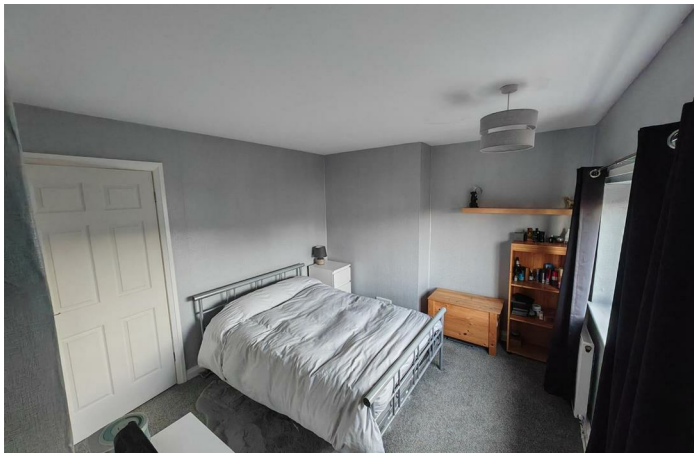
## 3 Starlight Crescent

Seaton Delaval, Whitley Bay NE25 0ED

- Cul-De-Sac Location
- No Onward Chain
- 15Ft Lounge
- Bathroom with electric shower
- 2 Single Garages
- Semi-detached home
- Two Bedrooms
- 14Ft Kitchen
- Gardens to the rear
- Viewing recommended

**£142,450**



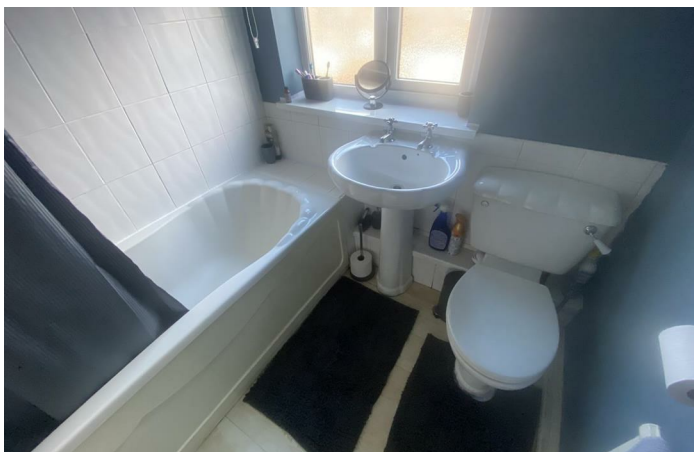
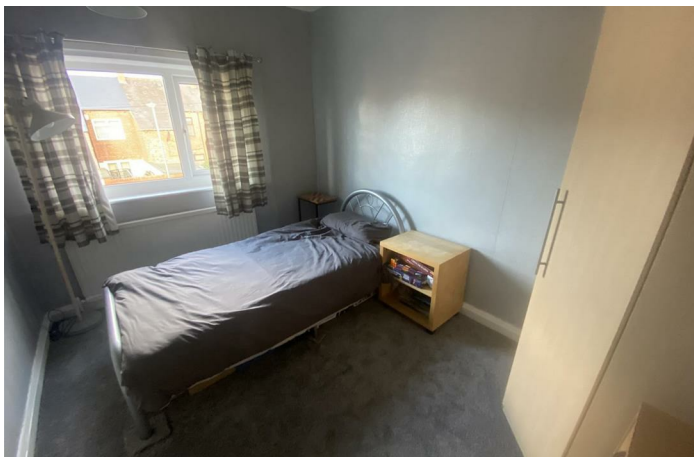
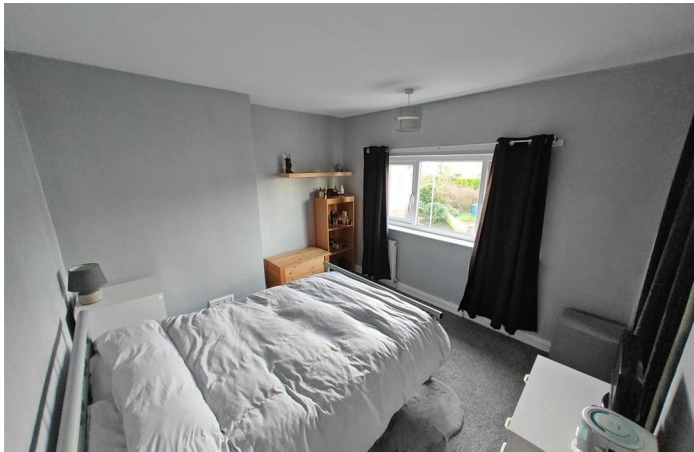


\*\*\*\*\*TWO SINGLE GARAGES TO THE REAR\*\*\*\*\*

No onward chain. Situated in a cul-de-sac position on Starlight Crescent having the benefit of no upper chain. Viewing is recommended.

Briefly comprising: Entrance Porch, Hallway, Lounge with feature fire surround and gas fire, 14Ft Kitchen with range of wall and floor units with electric oven and hob, access to the rear garden. To the first floor there are 2 Bedrooms and Bathroom with White suite of panelled bath with electric shower over, wash hand basin and WC.

Externally there is gardens to the front and rear, also there are 2 single garages which is unique for properties in this area, however, very beneficial and appealing to prospective buyers.





### Entrance Porch

### Hallway

### Lounge

15'2 x 11'4

### Kitchen

14'6 x 6'8

### Landing

### Bedroom 1

11'4 x 10'4

### Bedroom 2

10'8 x 8'2

### Bathroom/WC

### Garage 1

18'6 x 10'3

### Garage 2

21'1 x 9'4

### 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)

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Local Authority Northumberland  
Council Tax Band A  
EPC Rating C  
Tenure Freehold

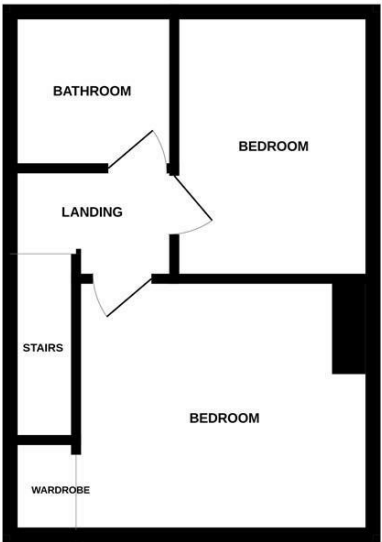
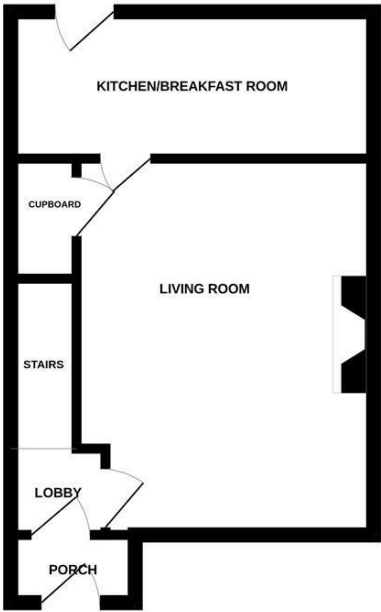
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>69</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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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