



9 Greenlands Court

Seaton Delaval, Whitley Bay NE25 0BU

- Semi-detached Bungalow
 - Popular Location
 - No Upper chain
 - 20Ft Dining room
 - Two bedrooms
- Lovely Cul-De-Sac
- Viewing essential
- 15Ft Living Room
 - Conservatory
- Shower room/WC

£249,950





****NEW PRICE ***We are pleased to offer to the market this well presented semi-detached bungalow located within the ever so popular Greenlands Court development, with the added benefit of no onward chain and within close proximity of the new Northumberland trainline and "Super" school due to open in the future.

Briefly comprising: Reception Hallway with storage cupboard and airing cupboard, living room to the front, good sized Dining Kitchen with ample space for table and chairs as well as a good range of wall and floor units incorporating electric hob and oven and contrasting work surfaces. Two bedrooms, master with built in robes, shower room with good sized enclosure with shower over, conservatory overlooking rear garden.

Externally there are gardens to both front and rear, driveway leading to garage, which has an electric charging point and loft access hatch, offering off street parking, also No upper chain.

Reception Hallway

Lounge

10'6 x 15'4

Dining Kitchen

20'9 x 9'6

Bedroom 1

14'3 x 10'6

Bedroom 2

10'9 x 8'3

Shower room

9'1 x 5'4

Conservatory

9'8 x 7'2

Externally

Viewings

OFFICE HOURS:

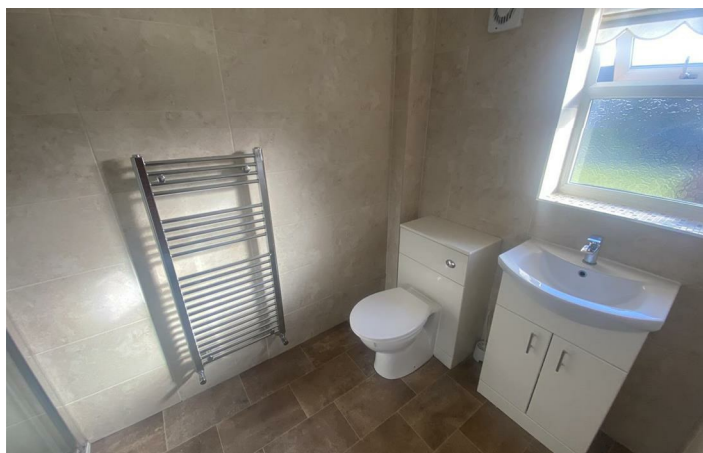
Monday - Friday 9:00am - 5:00pm

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 Council
Council Tax Band C
EPC Rating C
Tenure Leasehold



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	86

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	