



6 Delaval Court

Seaton Delaval, Whitley Bay NE25 0QX

- Detached House
 - Lounge
- Modern Dining Kitchen
- Ensuite & Family Bathroom
 - No Upper Chain
- Well Presented throughout
 - Conservatory
 - 3 Bedrooms
 - Gardens & Garage
 - Freehold

£270,000





*** No Upper Chain ***

ML Estates are delighted to offer for sale this well presented and maintained detached family home located within this exclusive development in Seaton Delaval. Close to local amenities including the New Super School and pending new Northumberland Train Line. Situated in a lovely cul-de-sac position, well worthy of internal viewing.

Briefly comprising Reception Hallway with storage cupboard, Ground Floor Cloaks/w.c, Living Room to the rear with doors opening to a superb Conservatory overlooking rear garden, a modern Dining Kitchen with an excellent range of wall & floor units incorporating contrasting work surfaces, gas hob, electric oven and microwave. Integral dishwasher and washing machine, ample space for table & chairs. To the first floor there are 3 Bedrooms master with Ensuite and walk-in cupboard with hanging space, good sized Family Bathroom comprising panelled bath with mains shower over, wash hand basin, low level w.c..

Externally there is a driveway leading to an attached garage with electric garage door, to the rear there is a good sized sunny garden with well stocked borders, decking and patio area ideal for garden furniture.

Reception Hallway

Ground Floor Cloaks/w.c

Lounge

12'3 x 10'5

Dining Kitchen

11'1 narrowing to 8'9 x 19'6

First Floor Landing

Bedroom One

11'4 x 9'6

Ensuite

3'0 x 7'1

Bedroom 2

9'7 x 8'5

Bedroom 3

9'7 x 9'1

Bathroom/w.c.

9'5 x 8'4 narrowing to 5'4

Disclaimer

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 Tax Band D
EPC Rating C
Tenure Freehold

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

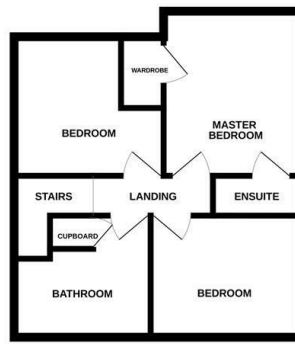
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.
 Made with Metropix ©2024

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/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.