



4 Whitfield Road

Seaton Delaval, Whitley Bay NE25 0JH

- Fabulous Semi Detached House
- Excellent Condition Throughout
 - Fitted Kitchen
 - Utility Room/w.c
 - Family Bathroom/w.c.
- Surperb Location
- Lounge/Diner
- Family Room
- 3 Bedrooms
- Garage & Gardens

£249,950





An excellent opportunity has arisen to purchase this superb extended family sized Semi Detached house situated in the heart of Seaton Delaval, with local amenities nearby including the newly opened Northumberland Train Line.

Internal viewing is essential to fully appreciate the quality of accommodation on offer, this property has the advantage of being ready to move into. Briefly comprising a Reception Hallway, 19ft Lounge/Diner with feature fire surround incorporating a gas fire and ample space for a dining table. Lovely re-fitted Kitchen with a good range of wall and floor units, contrasting work surfaces incorporating a gas hob, electric oven, under bench fridge square arch to a Lovely Extended Family Room with velux windows and Doors opening to Rear Garden. Utility Room with plumbing for an automatic washing machine, door to ground floor w.c. To the first floor there are 3 well proportioned bedrooms master with sliding door wardrobes, Bathroom with white suite of panelled bath with mains shower over, wash hand basin and low level w.c.

Externally there is a garden to the front and driveway leading to garage, whilst to the rear there is a further fenced garden.

There is UPVC double glazing and Gas Central Heating.

RECEPTION HALLWAY

LOUNGE/DINDER

19'2 x 14'8

KITCHEN

14'6 x 6'12

FAMILY ROOM

14'1 x 10'1

UTILITY ROOM

6'5 x 9'4

GROUND FLOOR W.C.

3'0 x 5'4

BEDROOM ONE

10'1 x 12'2

BEDROOM TWO

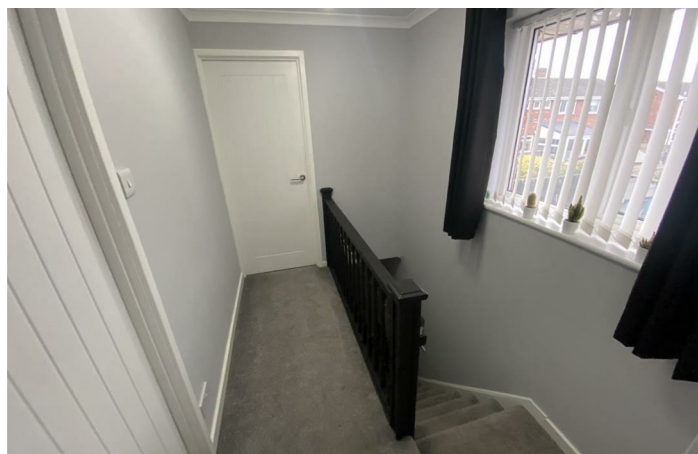
10'5 x 9'1

BEDROOM THREE

8'1 x 8'4

BATHROOM/W.C.

5'4 x 7'2







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

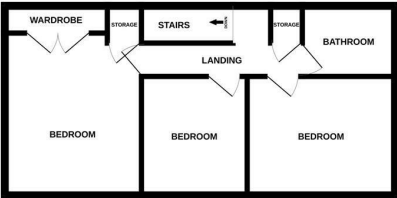
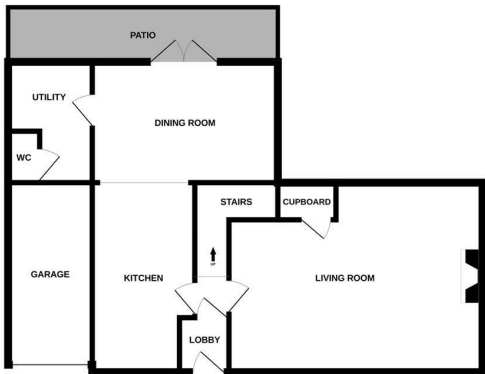
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	86
England & Wales	EU Directive 2002/91/EC	

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.
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