



## 10 Millway Grove

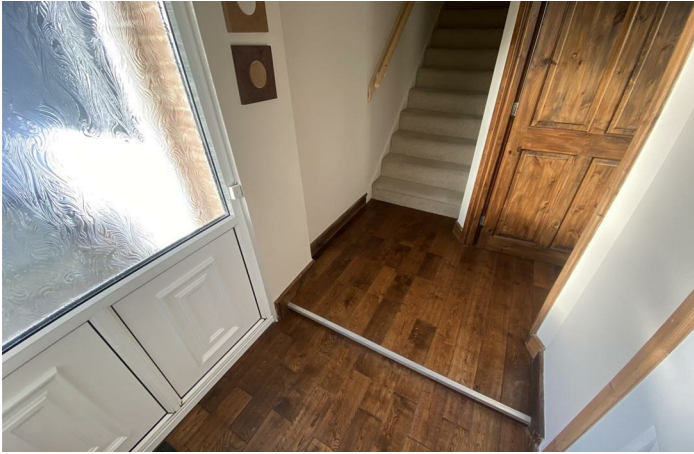
Seaton Sluice, Whitley Bay NE26 4DL

- End Link House
- Living Room
- 3 Bedrooms
- Gardens to front & rear
- Gas Central Heating
- Fabulous Location
- Dining Kitchen
- Family Bathroom/w.c
- Garage in Block
- UPVC Double Glazing

**Offers Over £189,950**







A fantastic opportunity has arisen to purchase this well presented End Link House offering excellent family and/or first time buyer accommodation. Situated in the heart of Seaton Sluice Village on a pedestrianised street with a lovely outlook of Seaton Sluice First School playing fields. Local amenities are close by as well as the Dene and beautiful coastline.

Briefly comprising Reception Hallway with storage cupboard and stairs to the first floor, Living Room with hardwood flooring, Dining Kitchen with a range of wall and floor units with contrasting work surfaces incorporating a stainless steel sink unit, electric hob & oven, extractor. Space for table and chairs, access to rear garden. To the first floor there are three bedrooms and a Bathroom comprising a white suite of panelled bath with shower over, wash handbasin and low level w.c.

Externally there are easy maintenance gardens to front & rear and a garage in block nearby with driveway.

There is gas central heating and UPVC double glazing. Viewing is strongly recommended.

**Reception Hallway**

**Lounge**  
14'5 x 13'7

**Dining Kitchen**  
17'9 x 10'0

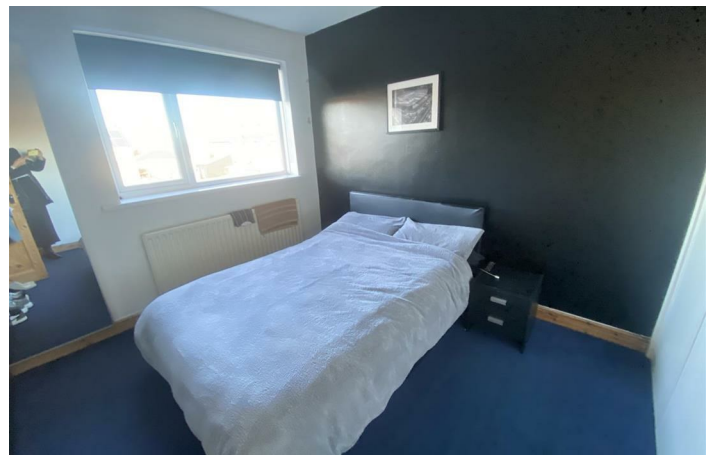
**First Floor Landing**

**Bedroom One**  
10'5 x 9'7

**Bedroom Two**  
10'9 x 11'4

**Bedroom Three**  
6'7 x 6'4

**Bathroom/w.c.**











**Local Authority**  
**Council Tax Band B**  
**EPC Rating**  
**Tenure Freehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**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.