



15 Denham Drive Seaton Delaval NE25 0JX

- Well Extended 4 Bed Semi
 - 17ft Living Room
 - Fitted Kitchen
 - 3 First Floor Bedrooms
 - Family Bathroom
- Good Sized Family Accommodation
 - 17ft Dining Room
 - Ground Floor 4th Bedroom
 - Dressing Room
 - Garage & Gardens

£239,950





We extremely rare opportunity to purchase this well extended semi-detached house offering excellent sized family accommodation, worthy of internal viewing with the added benefit of no upper chain. Local amenities are close by including newly opened Northumberland Train line.

Briefly comprising: Entrance porch, 17Ft Lounge with stairs to the first floor, archway to 17Ft Dining Room with ample space for table and chairs, French doors to rear garden, re-fitted kitchen with a range of wall and floor units, contrasting work surfaces, access to rear garden, ground floor 4th bedroom/multi purpose room, ground floor shower room.

To the first floor there are 3 good sized bedrooms plus dressing room/study, family bathroom with White suite of panelled bath, pedestal wash hand basin, pedestal wash hand basin, low level WC.

Externally there is a paved garden to the front, driveway offering off street parking, garage.

To the rear is a fenced garden with lawn and patio.

Entrance Porch

Lounge

17'9 incl staircase x 14'6

Dining Room

10'9 x 17'9

Kitchen

13'11 x 6'11

Ground Floor 4th Bedroom

13'5 x 7'11

Shower Room

7'9 x 3'3

First floor landing

Bedroom 1

11'9 x 9'3

Bedroom 2

11'8 x 8'9

Bedroom 3

23'0 x 8'0

Dressing Room

6'6 x 6'2

Bathroom/WC

5'5 x 5'8

Externally

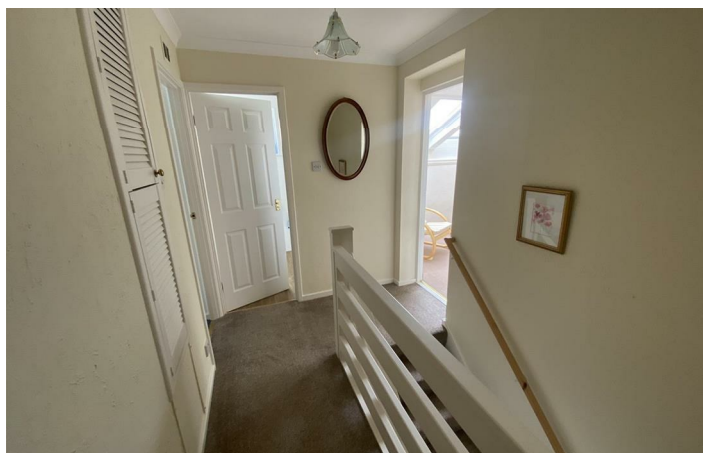
Disclaimer

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.

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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.





Local Authority Northumberland County Council
Council Tax Band C
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		73	86
(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		