

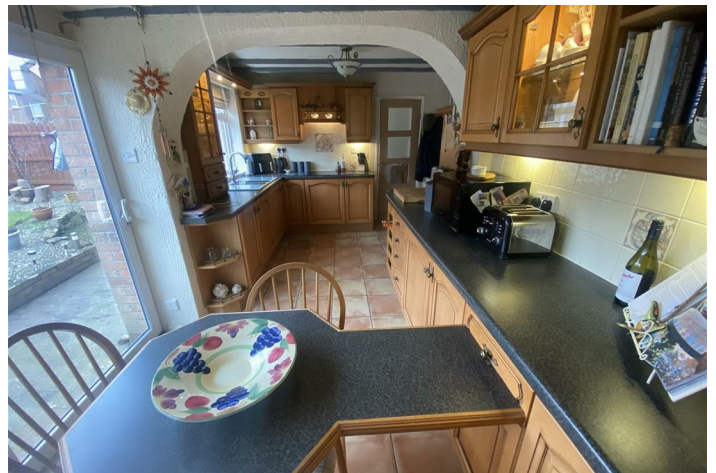


68 Denham Drive

Seaton Delaval, Whitley Bay NE25 0JY

- Semi Detached House
- Close to amenities
 - Dining Room
 - 18ft Kitchen
- Family Bathroom/w.c.
- Great Location
- Open Plan Living Room
- Conservatory
- 3 Bedrooms
- Gardens & Garage

Offers Over £239,950





Pleasantly located in the heart of Seaton Delaval, close to local amenities as well as the Newly opened Northumberland train line. The property offers ready to move into accommodation and a perfect family home. Viewing is recommended. Briefly comprising Entrance Porch, Lounge with open plan staircase, through to Dining Room with doors opening to a Conservatory, a great sized extended Breakfasting Kitchen with a super range of wall, floor and display cabinets, breakfast bar area, integrated dishwasher, washing machine, fridge and freezer. Electric hob and double oven. To the first floor there are 3 Bedrooms master with built in wardrobes, Family Bathroom comprising white suite of panelled bath with electric shower over, wash handbasin, low level w.c. Externally there are gardens to front & rear.

There is UPVC double glazing and gas central heating. double width driveway leading to a garage.

Entrance Porch

Lounge

17'1 x 12'1 inc stairs

Dining Room

10'9 x 8'6

Conservatory

9'10 x 9'10

Kitchen

18'1 x 10'10

First Floor Landing

Bedroom One

11'8 x 7'9 excluding robes

Bedroom Two

11'1 x 8'8

Bedroom Three

8'0 x 7'7

Bathroom/w.c.

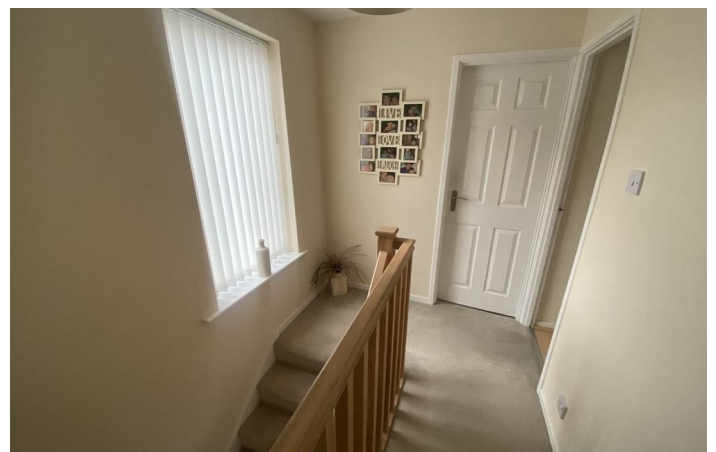
8'9 x 5'6

Rear Garden

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. The mention of any appliances and/or services within these does not imply that they are in full and efficient working order. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

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







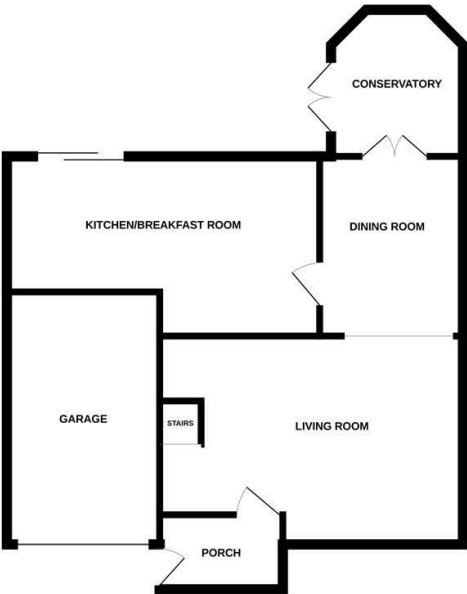
Local Authority Northumberland Council Council
Council Tax Band B
EPC Rating C
Tenure Freehold

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		
	74	87
England & Wales	EU Directive 2002/91/EC	

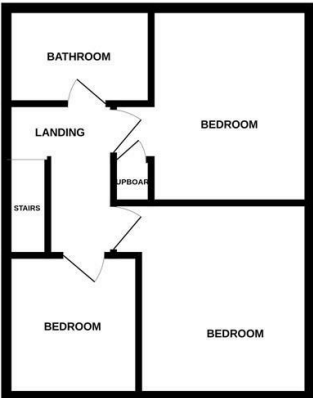
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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