



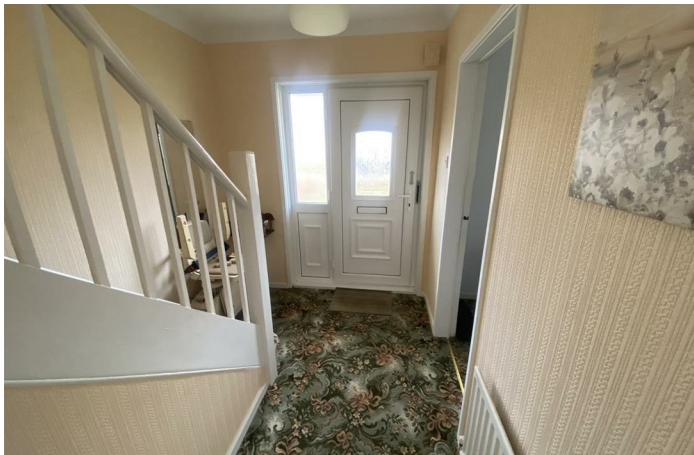
17 Hallington Drive

Seaton Delaval, Whitley Bay NE25 0JA

- Semi Detached House
 - 10ft Dining Room
 - 3 Bedrooms
- Gardens Front, side & rear
 - No upper chain
- 14ft Lounge
 - Kitchen
- Shower Room/w.c.
- Double driveway
- Good location

£165,000





An excellent opportunity to purchase this conveniently positioned Semi Detached home on a good sized corner plot. Situated in the heart of Seaton Delaval close to shops, schools and the excellent newly opened Northumberland Train Line. Offered with no upper chain. The property offers good accommodation for first time buyers.

Briefly comprising Reception Hallway, Living Room to front, separate Dining Room, Fitted Kitchen with a range of wall and floor units with contrasting work surfaces incorporating stainless steel sink unit, space for cooker, plumbing for automatic washing machine, walk in cupboard, door opening to rear garden. To the first floor there are 3 Bedrooms and a Shower Room comprising a good sized shower enclosure with electric shower, pedestal wash handbasin, low level w.c., Externally there are gardens to front, side and rear, Double gates to a double block paved driveway offering off street parking.

There is UPVC double glazed windows and gas central heating. Viewing is recommended.



Reception Hallway

Lounge

14'2 x 10'6

Dining Room

10'6 x 8'0

Kitchen

10'7 x 8'8

First Floor Landing

Bedroom One

10'3 x 12'4

Bedroom Two

12'0 x 10'4

Bedroom Three

8'11 x 7'3

Shower Room

7'6 x 4'5


Externally







Local Authority Northumberland County Council
Council Tax Band A
EPC Rating E
Tenure Freehold

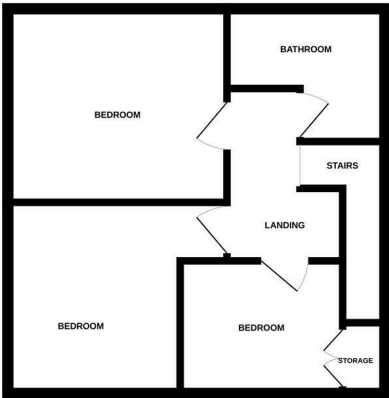
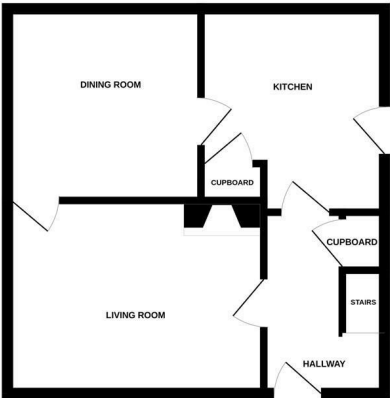
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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.
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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.