



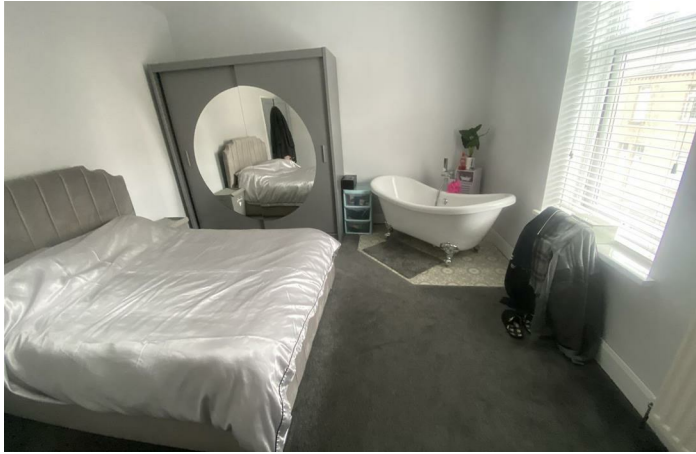
51 Clarence Street

Seaton Sluice, Whitley Bay NE26 4DN

- First Floor Flat
- Fitted Kitchen
- Attic Room
- Private Rear Yard
- Viewing is recommended
- Lounge
- 2 Bedrooms
- Shower Room/w.c
- Great location
- Ideal first time purchase

£134,950





Situated in Seaton Sluice village which is an ideal location for Holywell Dene, Harbour and the beautiful coastline. Offered for sale is this well presented first floor flat with the added benefit of a spacious loft room. Ideal accommodation for first time buyers looking for ready to move into accommodation.

Briefly comprising Entrance Lobby with stairs to First Floor Landing, Lounge, Breakfasting Kitchen with a good range of wall & floor units with contrasting work surfaces incorporating stainless steel sink unit, breakfast bar, space for cooker, 2 bedrooms master with free standing bath staircase to boarded loft with velux windows, shower room with separate shower enclosure with mains shower, vanity hand wash basin, low level w.c. Externally there is a pleasant private rear yard.

Viewing is recommended.

Entrance Lobby

First Floor Landing

Lounge

13'4 x 11'5

Kitchen

11'1 x 6'5

Bedroom One

14'6 x 13'1

Bedroom Two

9'5 x 6'1

Shower Room

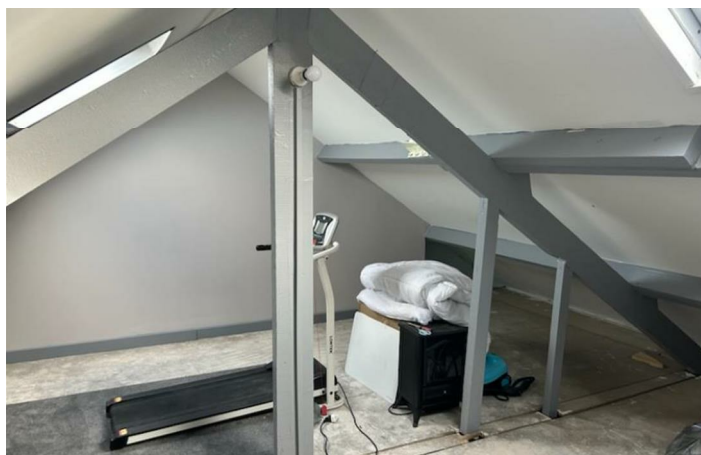
Attic Room

16'4 x 15'5

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. ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract. 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 A
EPC Rating E
Tenure Leasehold

| 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 | 53 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

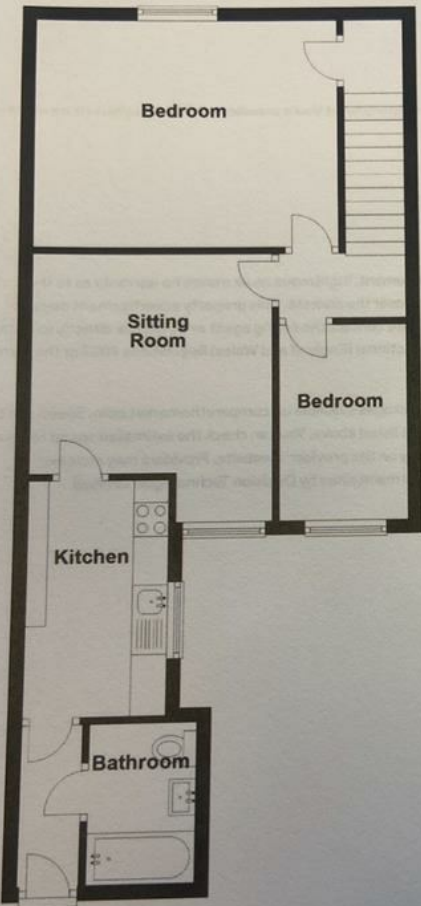
| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
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| EU Directive 2002/91/EC | | |



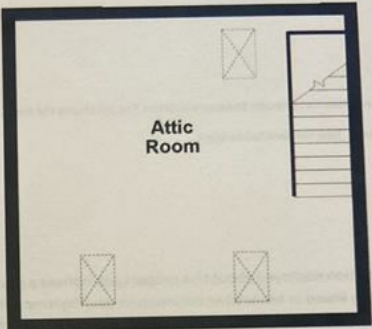
Floorplans

Master Floorplan Image

Ground Floor



First Floor



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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.