



## 25 Tranwell Drive

Seaton Delaval, Whitley Bay NE25 0HU

- Semi Detached House
  - Dining Room
  - Utility Room
  - Family Bathroom
  - Large Rear Garden
- Lounge
- Fitted Kitchen
- 3 Bedrooms
- Double Driveway
- Viewing is recommended

**£174,950**







Beautifully presented 3 Bedroom Semi Detached House, offering ready to move into accommodation. Ideal for a first time purchase, well worthy of internal viewing. Situated close to local amenities.

Briefly comprising a Reception Hallway with stairs to first floor, Lounge, Dining Room with patio doors to rear garden, fitted kitchen with a range of wall & floor units with contrasting work surfaces, incorporating a stainless steel sink unit, electric hob & oven, door to a Utility Room with ample space for white goods and access to rear garden. To the first floor there is a modern bathroom with white suite of panelled bath with shower over, vanity wash hand basin, low level w.c. 2 bedrooms and a study with stairs to the converted master bedroom.

Externally there is a double driveway offering off street parking, to the rear there is an excellent sized fenced garden mainly laid to lawn.



## Reception Hallway

### Lounge

15'9 x 12'2

### Dining Room

15'5 x 8'4

### Kitchen

9'10 x 9'8

### Utility Room

10'2 x 8'4

## First Floor Landing

### Bedroom Two

13'7 x 8'10

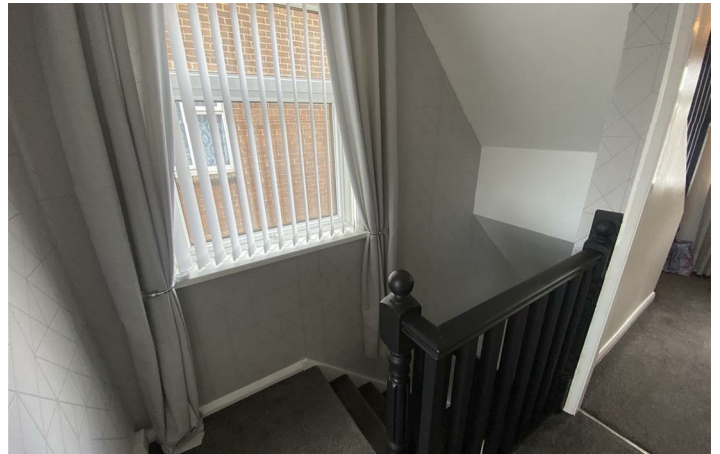
### Bedroom 3

11'3 x 8'6

### Bedroom One

15'6 x 14'0 inc eaves

### Externally











Local Authority Northumberland County Council  
Council Tax Band A  
EPC Rating  
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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.