

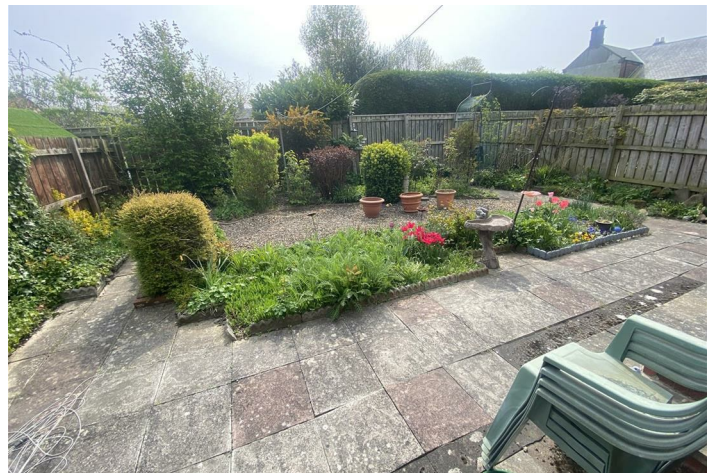


15 Greenlands Court

Seaton Delaval, Whitley Bay NE25 0BU

- Terraced Bungalow
 - Lounge to Rear
- 2 Bedrooms/Storage
- Front Garden/driveway
 - No Upper Chain
- Beautiful Development
 - Fitted Kitchen
 - Shower Room/w.c.
 - Rear Garden
- Viewing is Recommended

£225,000





Pleasantly situated on the ever so popular Greenlands Court Development in Seaton Delaval, within easy walking distance to local amenities and a short trip down the Avenue to the lovely Seaton Sluice coastline. Having the added benefit on being sold with No Upper Chain.

Briefly comprising L shaped Reception Hallway with internal Porch Entrance, Lounge with french doors opening to a pleasant rear garden, Fitted Kitchen with a good range of wall and floor units with contrasting work surfaces incorporating a stainless steel sink unit, space for cooker and plumbing for washing machine, wall mounted central heating boiler, access to rear garden and garage, 2 Bedrooms both with built in storage and Shower Room with separate shower enclosure with shower, pedestal wash hand basin and low level w.c. Externally to the front there is a driveway leading to garage with electric door, light and power and garden area. To the rear there is a southerly aspect fenced lovely garden with paved patio and stocked borders.

Reception Hallway

Lounge

16'4 x 11'3

Kitchen

12'0 x 9'10

Bedroom One

12'3 x 10'3

Bedroom Two

10'5 x 8'2

Shower Room

7'6 x 4'5

Driveway & Front Garden

Integrated Garage with loft access

17'8 x 9'1

South Facing Rear Garden

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.








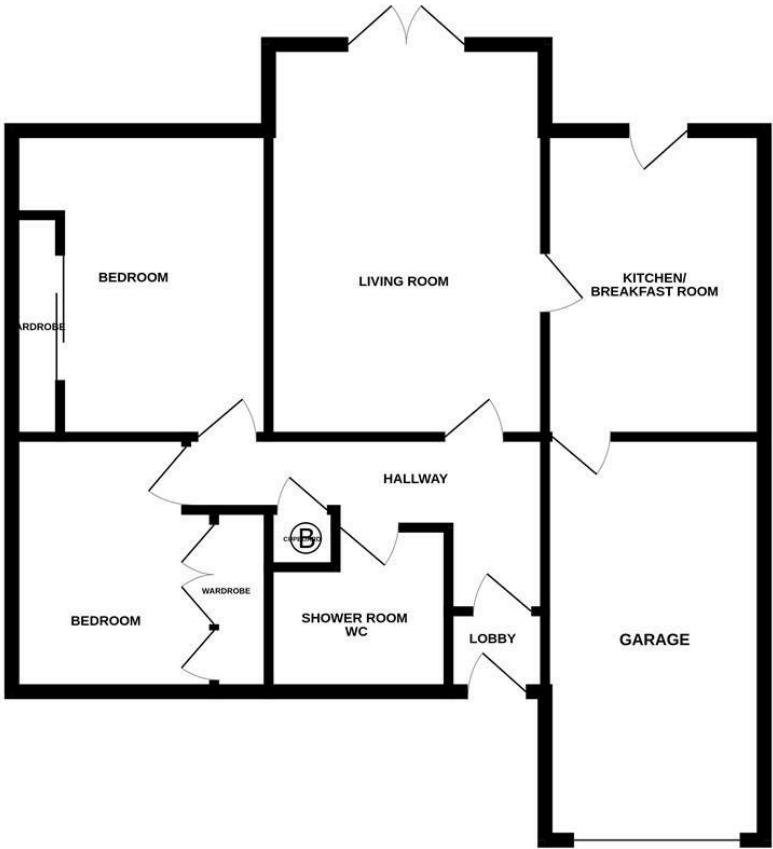
Local Authority Northumberland County Council
Council Tax Band C
EPC Rating C
Tenure Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		69
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



GROUND 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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