



## West View House

Seaton Delaval, Whitley Bay NE25 0QF

- Charming Detached House
- Two Spacious Receptions
- 20ft Grand Reception Hallway
  - Family Bathroom/w.c.
  - Driveway
- Generous Half Acre Site
  - Dining Kitchen
  - 4 Bedrooms
  - Extensive Gardens
  - No Upper Chain

Offers Over £499,950







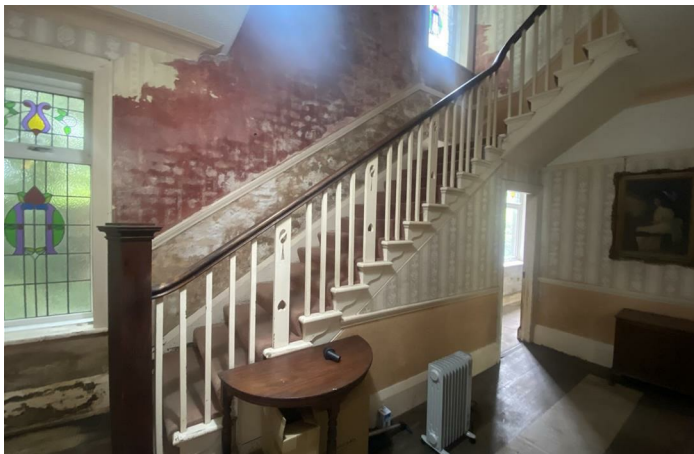
This charming four bedroom detached house built in 1915, stands discreetly on a generous half acre site in Seaton Delaval, conveniently located near the newly opened train station. Though dated the property overflows with character and immense potential, awaiting a thoughtful renovation to restore its former glory and transform it into a cherished family home. Internal viewing is a must to fully appreciate the property on offer.

The dated interior offers an exciting opportunity to reconfigure spaces, however still remaining many original features. with historical charm and ideal location.



Briefly comprising a grand welcoming Reception Hallway, 2 spacious Reception Rooms, Dining Kitchen with original Aga (not tested) to the first floor there are 4 Bedrooms and a Bathroom/w.c.

Externally there is a driveway area offering off street parking, Substantial private garden to rear giving the possibility of creating beautiful outdoor living spaces including lawns, patios, orchards and children's play areas etc.



### Reception Hallway

20'10 x 7'5

### Reception One

17'7 x 16'3

### Reception Two

18'5 x 16'0

### Dining Kitchen

18'0 x 10'1

### First Floor Landing

### Bedroom One

16'3 x 15'10

### Bedroom Two

15'9 x 14'11

### Bedroom Three

10'11 x 9'9

### Bedroom Four

11'0 x 8'0

### Bathroom/w.c

9'8 x 7'0

### Externally





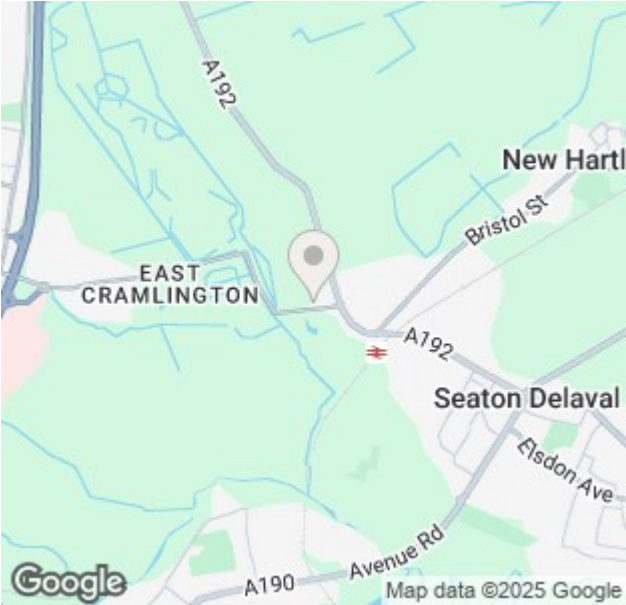




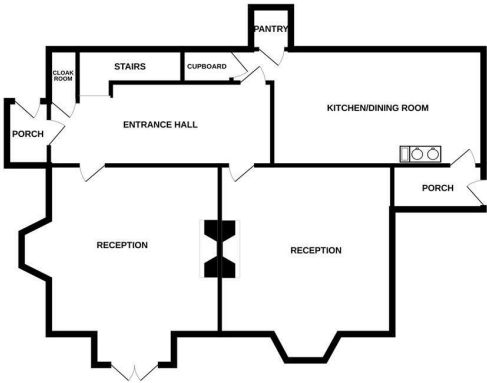
Local Authority Northumberland County Council  
Council Tax Band E  
EPC Rating G  
Tenure Freehold

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	1	14
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

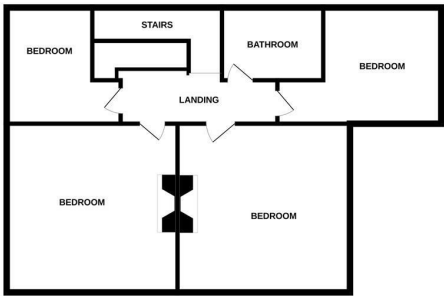
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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.  
Made with Metropix 1/2025

ML Estates Sales Office

27 Avenue Road, Seaton Delaval, Tyne  
And Wear, NE25 0DT

Contact

0191 237 60 60  
sd@mlestates.co.uk  
www.mlestates.co.uk/

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.