

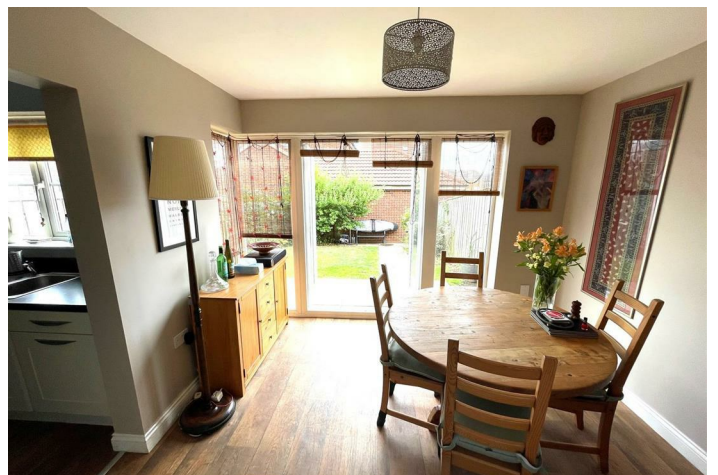


33 Roxburgh Close

Seaton Delaval, Whitley Bay NE25 0FG

- Popular Location
- Four Bedrooms
 - Lounge
- Fitted Kitchen
- Detached Garage
- Mid Terraced Town House with NO CHAIN
 - Two En-Suite Shower Rooms
 - Dining Room
 - Family Bathroom/w.c.
 - Gardens to the Rear

£240,000





****NO CHAIN*****

Family sized accommodation is on offer in the form of this four bedroomed mid terraced town house. Situated on the popular Wheatridge Park development close to local amenities including shops, the new Super School due to open in September 2025 and the Northumberland Line train station providing access to Newcastle City Centre in 20 minutes. The accommodation on offer comprises an entrance hallway with cloaks/w.c. with low level w.c and wash hand basin and useful store cupboard. There is a pleasant lounge to the front with fireplace and electric fire, double doors open to the dining room which in turn has double doors to the rear garden and pleasant corner window. The fully fitted kitchen is accessed from the dining room and has a great range of wall, floor and drawer units and integrated fridge/freezer, washing machine and dishwasher and a built-in electric oven with gas hob and extractor hood over. To the first floor are three generous bedrooms (one with en-suite shower room and built-in wardrobes), family bathroom/w.c. To the second floor is the master bedroom with built-in wardrobes and large en-suite shower room. Externally there is an established pleasant garden and a detached garage with electricity supply. There is a driveway in front of the garage with space for one car and an EV charger for electric vehicles. Viewing is recommended to appreciate the space and accommodation on offer.

Entrance Hall

Lounge

14'7 x 10'8

Dining Room

10'7 x 9'8

Kitchen

10'1 x 8'0

Bedroom 2

11'4 x 8'6

En-Suite Shower Room

Bedroom 3

10'3 x 8'4

Bedroom 4

10'9 x 7'1

Bathroom/w.c.

5'10 x 4'6

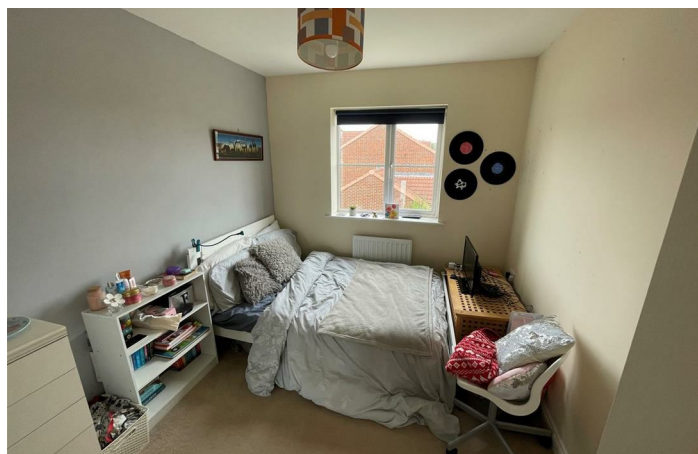
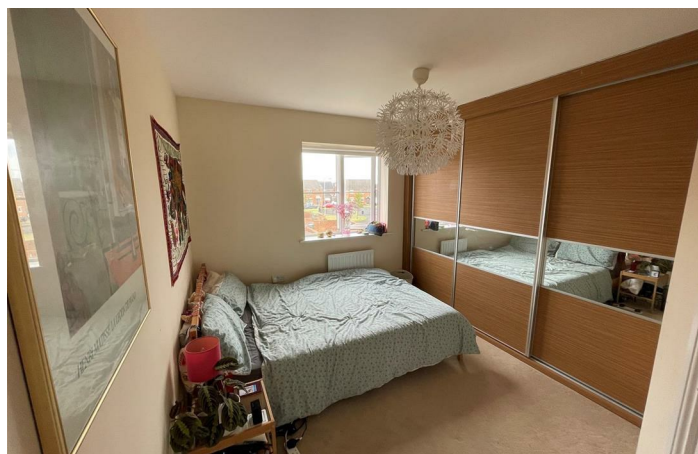
Bedroom 1

11'1 x 13'6

En-Suite Shower Room

Detached Garage

Gardens







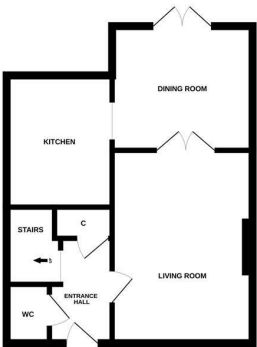
Local Authority Northumberland
Council Tax Band D
EPC Rating C
Tenure Leasehold

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	82
England & Wales	EU Directive 2002/91/EC	

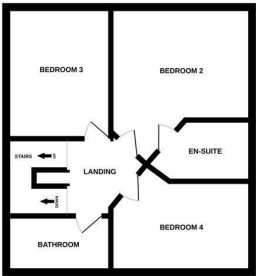
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



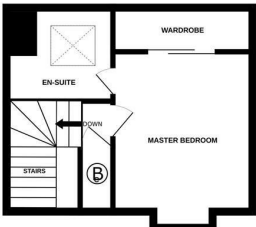
GROUND FLOOR



FIRST FLOOR



SECOND 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 (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.