



## 84 Denham Drive

Seaton Delaval NE25 0JZ

- Link detached home
- Popular Location
- Lounge/Dining Room
  - Conservatory
  - Freehold
- Ideal family accommodation
  - 3 Bedrooms
  - Family Room
  - Garage & Gardens
  - Viewing Recommended

**£230,000**







An attractive mid link detached house situated on the ever so popular Denham Drive, convenient for accessing local schools, shops and general amenities. Briefly comprising Entrance Porch, spacious open plan Lounge with square arch to Dining area with French doors to the rear, fitted Kitchen with a range of wall and floor units with contrasting work surfaces incorporating stainless steel sink unit with mixer tap, Breakfast room/family room leading to conservatory and garage.



To the first floor there are 3 bedrooms with built in wardrobes to second bedroom, family bathroom with White suite of panelled bath with mains shower over, wash hand basin, low level WC.

Externally there is a block paved driveway offering parking for 2 vehicles, to the rear there is a further fenced garden with patio, lawn, raised decking area with a great sized summer house with electric.



## Entrance Porch

## Lounge

16'11 x 13'0

## Dining Room

9'6 x 8'5

## Kitchen

10'1 x 7'10

## Breakfast room/Family room

9'0 x 8'9

## Conservatory

10'2 x 7'5

## First floor landing

## Bedroom 1

11'9 x 9'8

## Bedroom 2

11'0 x 10'5 including robes

## Bedroom 3

8'1 x 6'11 max

## Bathroom/WC

6'9 x 5'6

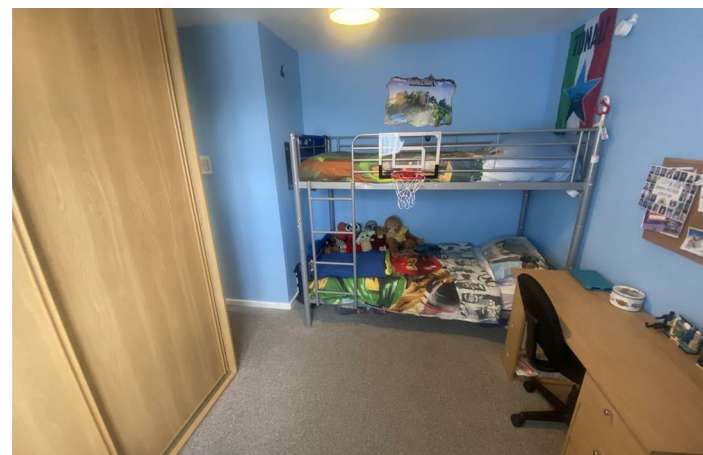
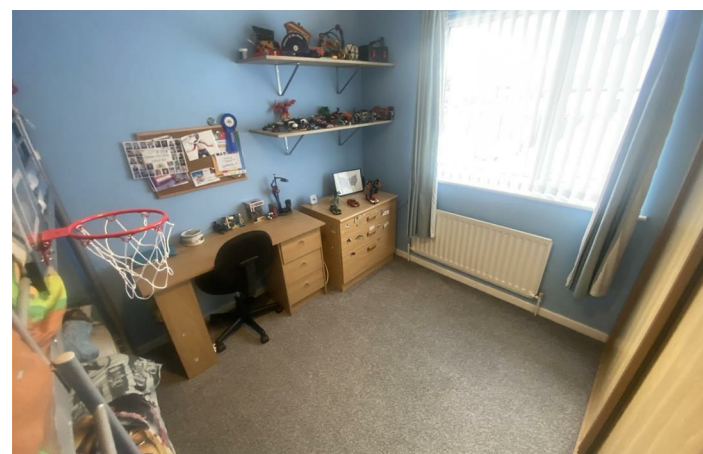
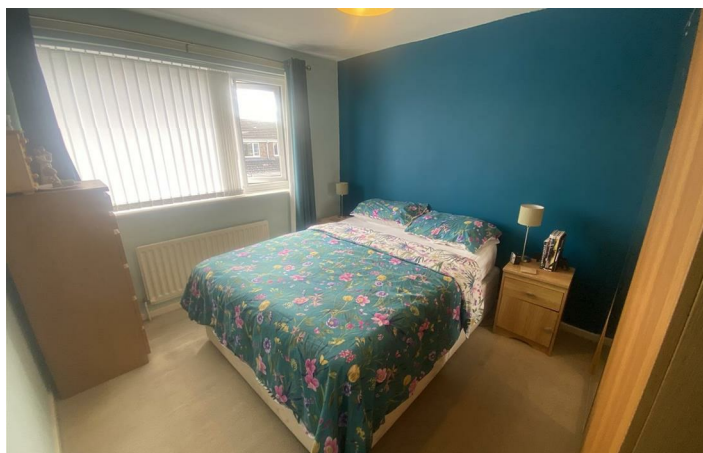
## Externally

## 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  
**Council Tax Band** C  
**EPC Rating** C  
**Tenure** Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	69	
(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		
(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

