



2 Coronation Road

Seaton Delaval NE25 0EJ

- Fabulous Semi-detached home
 - Convenient Location
 - 3 Bedrooms
- Gardens to front and rear
- Viewing Recommended
- Good sized plot
- Modern open plan Living
- Re-fitted Shower room
- Ample Parking

Asking Price £189,950





A lovely well updated semi-detached house, situated on a really good sized plot providing ample parking for a number of vehicles. Being offered with no upper chain. Will be of interest to first time buyers looking for ready to move into accommodation.

Briefly comprising Entrance porch, reception hallway with stairs leading to the first floor, open plan Lounge with modern decor through to a stunning dining kitchen with space for table and chairs, island with cupboard and drawers, incorporating electric hob, good range of wall and floor units with contrasting work surfaces incorporating sink unit, built in electric oven, integrated dish washer, door to utility room with floor units, plumbed for washing machine, side door and access to rear garden.

To the first floor there are 3 bedrooms and refitted shower room with shower enclosure and mains shower, vanity wash hand basin and low level WC.

Externally there is a garden to the front and large driveway offering off street parking. To the rear is a fenced garden with patio, lawn and decking area.

Entrance Porch

Reception Hallway

Lounge

13'3 x 11'11

Dining Kitchen

18'8 x 8'5

Utility Room

First floor landing

Bedroom 1

11'10 x 8'8 excluding robes

Bedroom 2

11'10 x 8'9

Bedroom 3

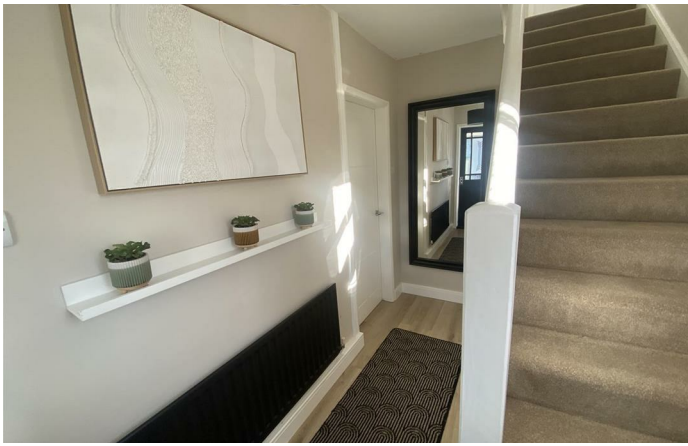
9'3 x 6'10

Shower room

6'8 x 5'4

Externally





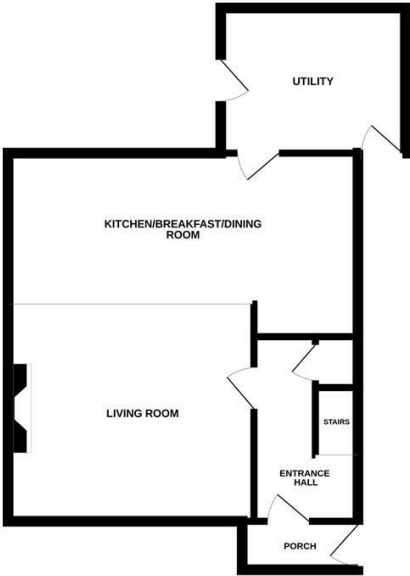
Local Authority Northumberland
Council Tax Band A
EPC Rating C
Tenure Freehold

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		
	70	84
England & Wales	EU Directive 2002/91/EC	

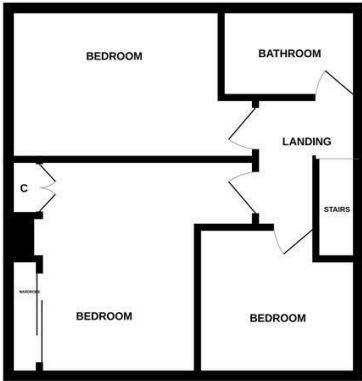
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



CORONATION ROAD, SEATON SLUICE

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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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/

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