



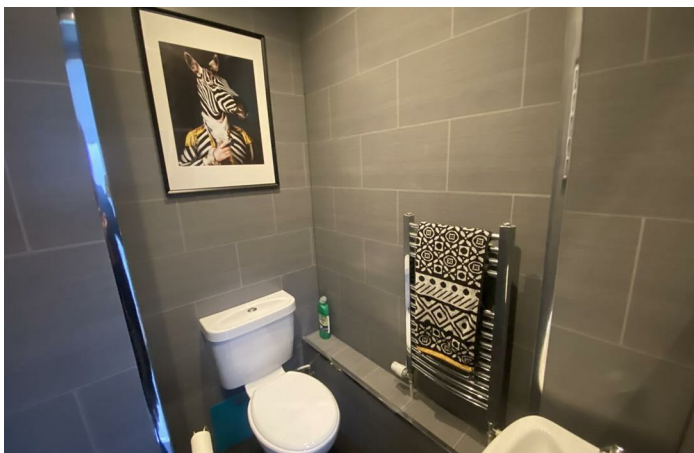
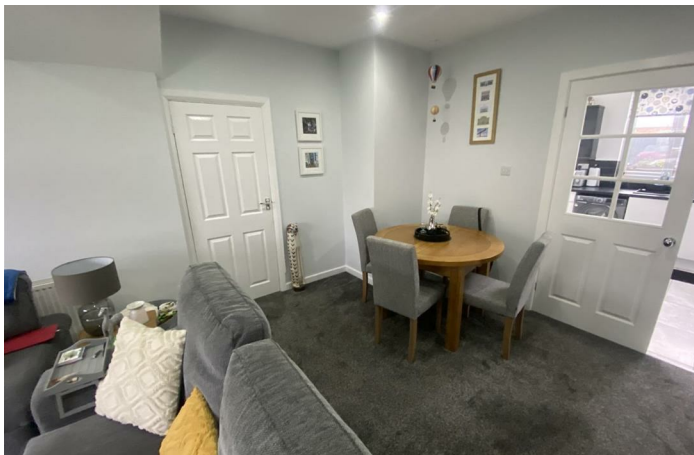
31 Park View

Seaton Delaval, Whitley Bay NE25 0AN

- Extended Semi Detached
- Immaculate Condition
 - Modern Kitchen
 - Superb Bathroom
 - Driveway/Garage
- Must Be Viewed
- 19ft Lounge/Diner
- Two Double Bedrooms
 - Garden to Rear
 - Freehold

£169,950





An immaculate and ready to move into, extended Semi Detached house situated in a lovely cul-de-sac in Park View. Local amenities are close by including the newly built Super School and the Northumberland Train Line with direct access to Newcastle.

Briefly comprising Entrance Hallway with stairs to first floor. A spacious 19ft Lounge Diner with ample space for table and chairs, understairs storage cupboard. Double doors to a modern Kitchen with a good range of wall & floor units with contrasting work surfaces incorporating a sink unit with mixer tap, plumbing for automatic washing machine, electric hob & oven, extractor, 2 velux style windows giving a lot of natural light, door to Ground Floor W.C. with a low level w.c. and wash handbasin. To the first floor there are 2 double bedrooms the master with built in storage cupboard and the second with built in wardrobes. A good sized Bathroom with a P shaped white suite with mains shower over, low level w.c., vanity hand washbasin. Externally there is a driveway leading to a garage, to the rear there is a fenced garden with artificial lawn and decking area ideal for patio furniture etc. and raised borders.

Viewing is recommended to fully appreciate the property on offer.

Reception Hallway

Lounge/Diner

14'3 x 19'7

Kitchen

15'3 x 9'5

Ground Floor w.c.

5'0 x 4'11

First Floor Landing

Bedroom One

14'3 x 9'6

Bedroom Two

11'7 x 9'9

Bathroom/w.c.

8'8 x 7'8

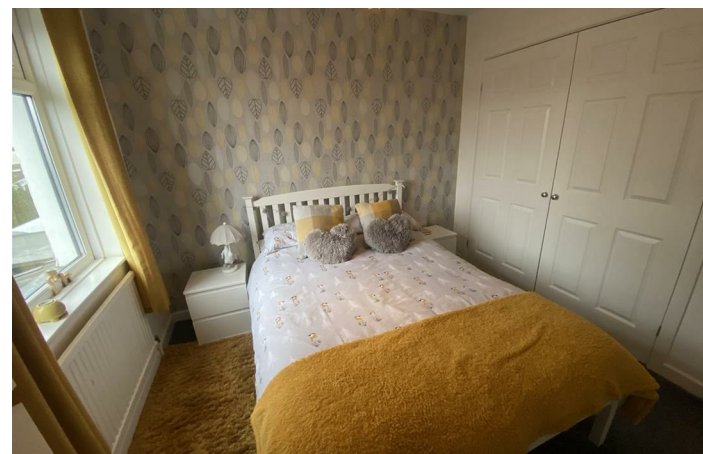
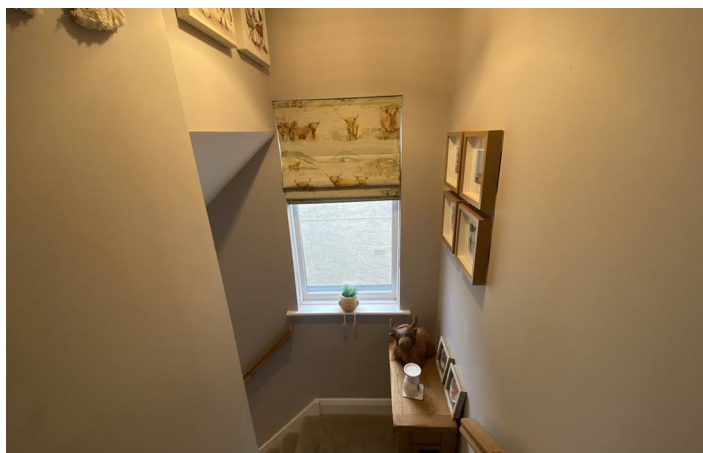
Externally

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.

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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 A
EPC Rating C
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
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		



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