

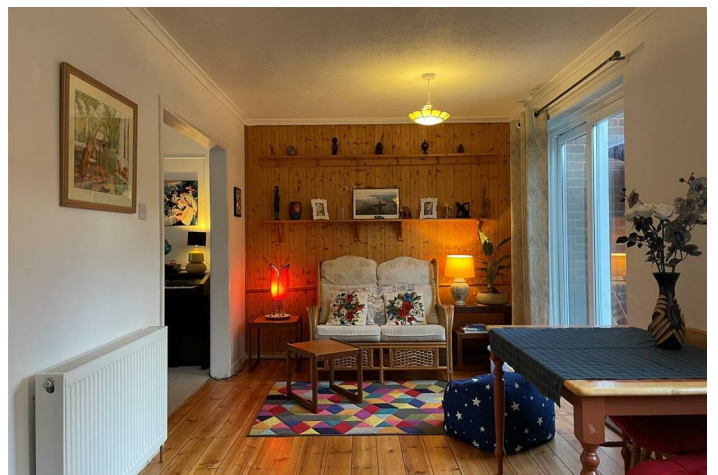


3 Hastings Avenue

Seaton Sluice, Whitley Bay NE26 4JF

- Extended Semi-Detached House
 - Dining Room
 - Three Bedrooms
- Gardens Front and Rear
- Seaside Location
- Lounge with Bay window
 - Kitchen
 - Bathroom/w.c.
 - Garage
- Viewing Recommended

£265,000





ML Estates are delighted to offer for sale this extended semi-detached home in the ever so popular seaside village of Seaton Sluice a short walk to beautiful coastline. Briefly comprising a reception hallway, living room with bay window and feature fire surround, dining room with patio door opening onto a lovely garden. Fitted kitchen with base and wall units. To the first floor there are three bedrooms and a family bathroom/w.c. Externally to the front is a garden area, driveway leading to garage, whilst to the rear there a fenced and landscaped garden with paved patio ideal for garden furniture.

Entrance Hall

Lounge

15'1 x 12'0

Dining Room

19'3 x 9'7

Kitchen

12'7 x 8'3

First Floor Landing

Bedroom 1

11'8 x 11'6

Bedroom 2

11'6 x 11'6

Bedroom 3

8'7 x 7'1

Bathroom/w.c

Garage

Gardens

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.








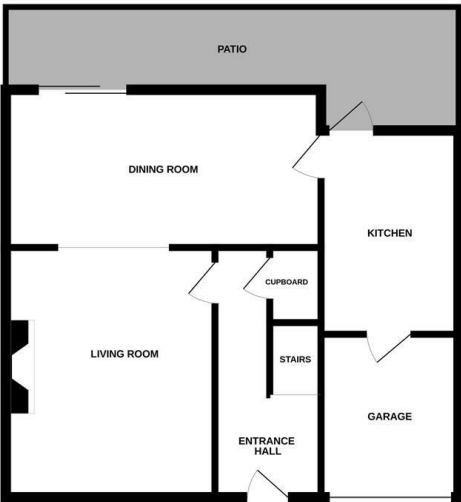
Local Authority Northumberland County Council
Council Tax Band C
EPC Rating D
Tenure Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

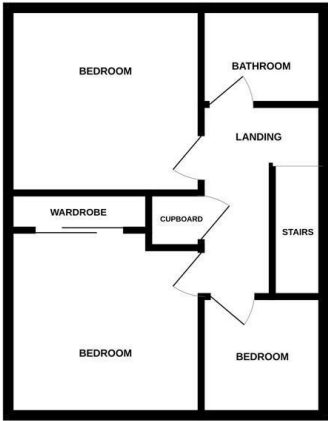
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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.
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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.