



9 Park View

Seaton Delaval, Whitley Bay NE25 0AL

- Semi Detached House
 - 2 Bedrooms
 - Dining Kitchen
 - Shared Driveway
- Ideal First Time Purchase
- Views over Astley Park
 - Living Room
 - Garden to Rear
 - No Upper Chain
 - Popular Location

£149,950





Situated on Park View, Seaton Delaval, this semi-detached house presents an excellent opportunity for first-time buyers or investors seeking a buy-to-let property. With no upper chain, this home is ready for you to move in and make it your own.

As you approach the property, you will be greeted by lovely views over Astley Park. The accommodation briefly comprises an entrance lobby that leads to a living room, dining kitchen is well-equipped with a range of wall and base units, contrasting work surfaces incorporating sink unit, electric hob and oven, extra storage cupboards.



The property features two comfortable bedrooms, bathroom with white suite of panelled bath with shower over, wash basin and low level w.c.

The location is particularly advantageous, with local amenities just a stone's throw away. Shops, schools, and bus routes are easily accessible, while the nearby Seaton Delaval Train Station offers direct links to Newcastle city centre, making commuting a breeze.



Externally there is a shared driveway and fenced garden to the rear.



Entrance Lobby

Lounge

12'10 x 12'4

Dining Kitchen

15'2 x 8'7

First Floor Landing

Bedroom One

13'5 x 9'5

Bedroom Two

12'1 x 8'6

Bathroom/w.c.

7'9 x 5'1

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.







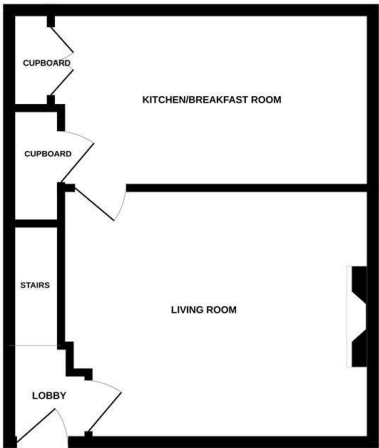
Local Authority Northumberland County Council
Council Tax Band A
EPC Rating C
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	76
England & Wales	EU Directive 2002/91/EC	

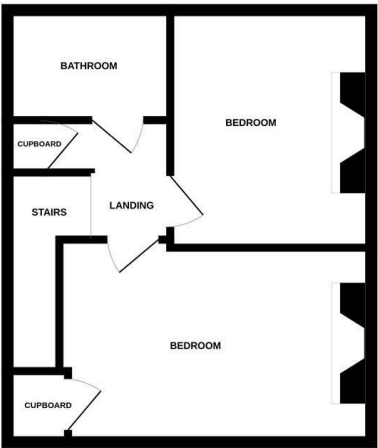
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



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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