



## 3 Greenlands Court

Seaton Delaval, Whitley Bay NE25 0BU

- Fantastic Location, Viewing is Essential
- Feature sandstone brickwork to gable end, porch and garage
- 2 Bedrooms but potential for third bedroom in loft (subject to permission)
  - Conservatory
- Garage with electric door, No upper Chain
- Semi Detached Bungalow
- Lounge, Spacious Dining Kitchen
  - Modern Shower Room
- Gardens Front, Side & Rear and newly rendering to rear
- New "Baxi" central heating boiler (still under warranty)

**Asking Price £315,000**





Nestled in the desirable Greenlands Court of Seaton Delaval, this charming semi-detached bungalow presents an exceptional opportunity for those seeking a comfortable and spacious home. With two well-proportioned bedrooms and a modern shower room, this property is perfect for buyers looking for a peaceful retreat.

The bungalow boasts a fabulous sized dining kitchen, ideal for entertaining guests or enjoying family meals. The inviting conservatory offers a serene space to relax and unwind, allowing natural light to flood in and create a warm atmosphere. The corner plot enhances the property's appeal, featuring delightful gardens to the front, side, and rear, providing ample outdoor space for gardening or leisure activities.

One of the standout features of this home is the potential for a third bedroom in the loft, subject to the necessary planning permissions. This flexibility allows for future expansion, making it a wise investment for those looking to grow their living space. Added benefit of being sold with No onward chain.

Conveniently located within walking distance to local amenities, this bungalow is also close to the Northumberland Train line, offering easy access to Newcastle. The property includes a driveway and garage, ensuring ample parking and storage options.

Briefly comprising an Entrance Porch, Reception Hallway with ample storage and a onyx chandelier, Living Room with matching onyx chandelier, Dining Kitchen with an excellent range of wall & floor units with contrasting work surfaces incorporating sink unit, electric hob and oven, ample space for a dining table, Conservatory with access to rear garden, 2 Bedrooms master with fitted furniture, Shower Room with separate enclosure with mains shower, wash hand basin and low level w.c., Externally there is a driveway leading to Garage with an electric door, Gardens to front, side & rear, water tap and external socket.

## Entrance Porch

## Reception Hallway

## Lounge

14'4 x 10'7

## Dining Kitchen

18'11 x 9'9

## Conservatory

10'7 x 8'6

## Bedroom One

14'11 x 10'8

## Bedroom Two

11'0 x 8'7

## Shower Room

8'10 x 5'6

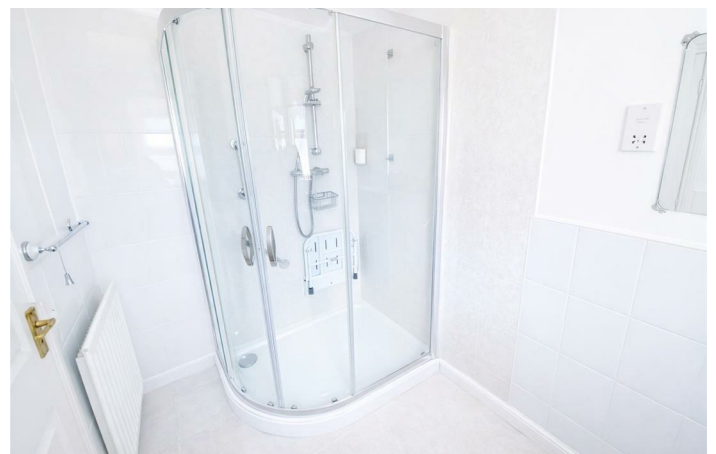
## Externally

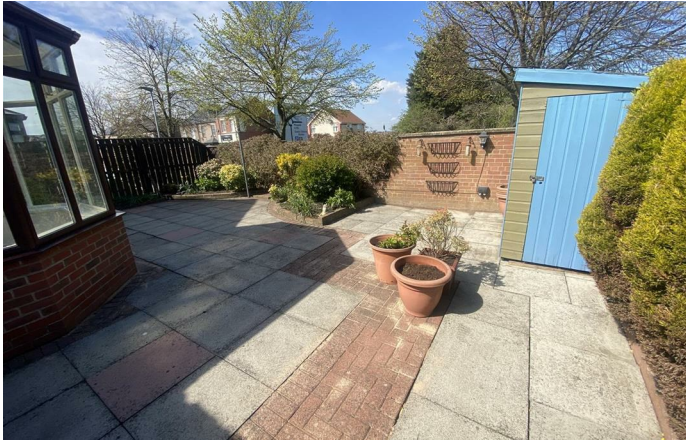
## Disclaimer

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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.





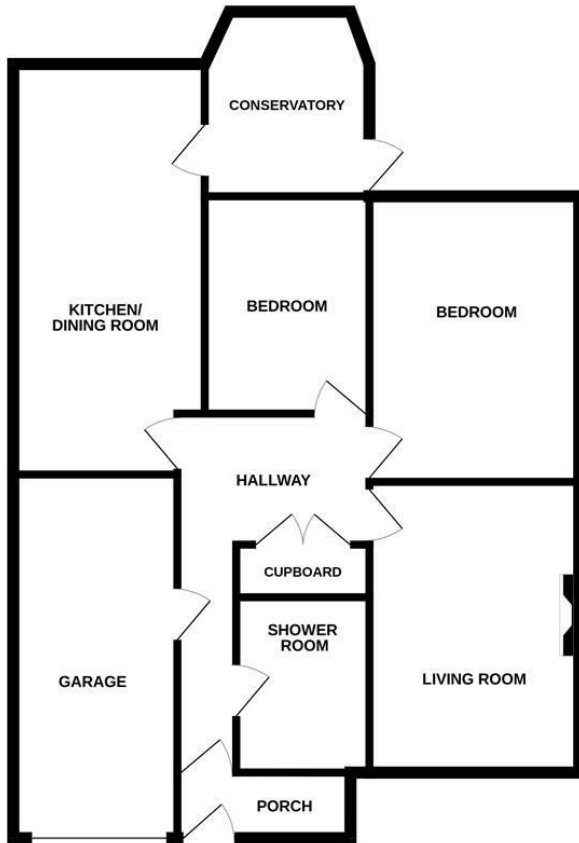
**Local Authority** Northumberland County Council  
**Council Tax Band** C  
**EPC Rating** C  
**Tenure** Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(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 <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	



GROUND 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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