

# 25 Park View

Seaton Delaval, Whitley Bay NE25 0AN

- Semi Detached House
- Ready to Move Into
- Dining Kitchen
- Family Bathroom/w.c.
- South Facing Garden to Rear
- No Upper Chain
- Lounge
- 2 Bedrooms
- Driveway to Front
- Viewing is Recommended

## £149,000













Located in the heart of Seaton Delaval, this charming semi-detached house on Park View presents an excellent opportunity for first-time buyers. Offered for sale with no upper chain, the property is conveniently located near local amenities, including the newly opened Super School and Seaton Delaval train station, which provides direct access to Newcastle aswell as direct bus services that are available to Newcastle & Northumberland Park for metro links to give wider travel in Tyne & Wear.

Upon entering, you are greeted by a welcoming hallway that leads to the first floor. The living room, situated at the front of the house, features a fireplace, creating a cosy atmosphere for relaxation. The dining kitchen is well-appointed, offering space for a table and chairs, and is equipped with a good range of wall and floor units. The kitchen includes a sink unit, gas hob, electric oven, and extractor fan, along with plumbing for an automatic washing machine. Sliding patio doors open to the rear garden, seamlessly blending indoor and outdoor living.

The first floor comprises two bedrooms, with the master bedroom benefiting from a convenient storage cupboard. The bathroom features a modern white suite, including a panelled bath with an electric shower over and screen, a wash basin, and a low-level W.C.

Externally, the property boasts a driveway at the front, providing off-street parking for one vehicle. A sunny South facing rear garden is a delightful space, featuring paved and gravelled areas, perfect for outdoor entertaining or simply enjoying the sunshine. Additionally, there is an outdoor storage building, ideal for keeping tools and garden equipment.

This well-presented home is a must-see, and viewing is highly recommended to fully appreciate the quality of accommodation on offer.

## Entrance Hallway

## Living Room
14'7 x 12'5

## Dining Kitchen
17'11 x 8'6

## First Floor Landing

## Bedroom One
14'8 x 9'7

## Bedroom Two
11'6 x 9'9

## Bathroom/w.c
7'10 x 5'5

## Externally

## Disclaimer
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.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..
The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.

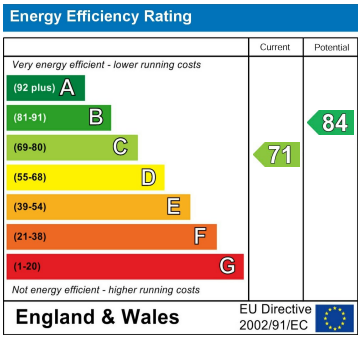


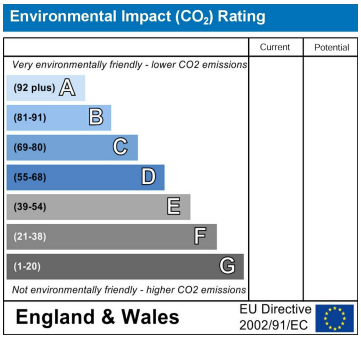






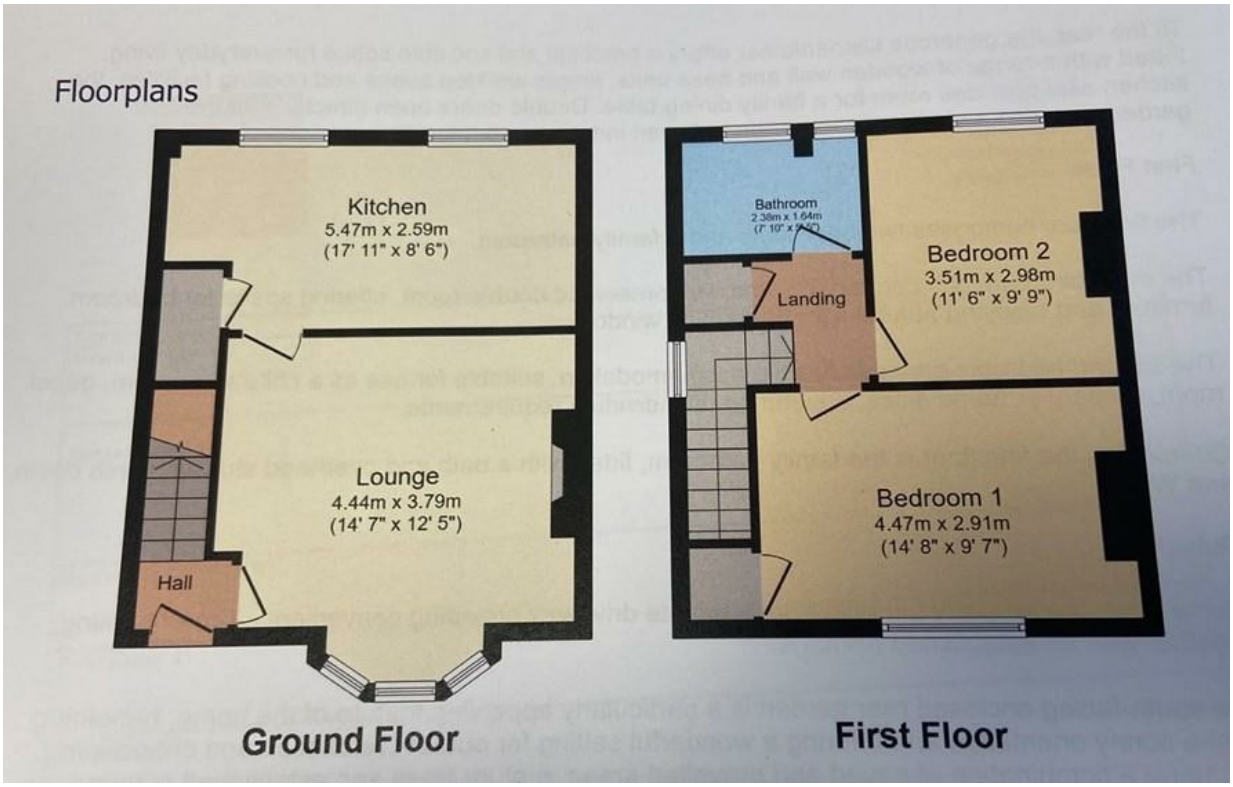
**Local Authority** Northumberland County Council
**Council Tax Band** A
**EPC Rating** C
**Tenure** Freehold











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