



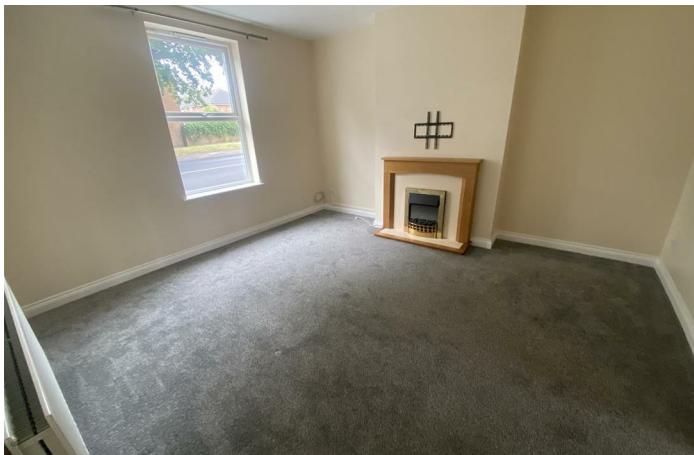
20 Hartburn Terrace

Seaton Delaval, Whitley Bay NE25 0AY

- Fabulous Mid Terraced House
 - Fitted Kitchen
 - Ground Floor Cloaks/w.c.
 - Family Bathroom & Ensuite
 - No Upper Chain
- 2 Reception Rooms
 - Utility Room
 - 3 Bedrooms
 - Rear Yard
- Viewing is Recommended

£170,000





Conveniently situated in the ever so popular village of Seaton Delaval. This property presents an exceptional opportunity for those seeking a delightful terraced house in a prime location, near local amenities including the Northumberland train line providing direct access to Newcastle, making it ideal for commuters and families alike. Being sold with no onward chain.

Upon entering, there is a welcoming reception hallway with storage cupboard, Living Room with doors to Dining Room with french doors opening to a private rear yard. Modern Kitchen with a good range of wall & floor units with contrasting work tops, breakfast bar, hob and oven and some integrated appliances. Additionally, a convenient utility room and a ground floor w.c. enhance the practicality of this home.

The first floor comprises three well-proportioned Bedrooms, with the master bedroom benefiting from an En-suite shower room as well as a family bathroom comprising white suite of panelled bath, wash handbasin and low level w.c. The property has been thoughtfully maintained, with a new roof completed in early 2026 with full building regs approval.

Externally there is a private rear yard that overlooks allotments. This property is truly worthy of an internal inspection, as it offers ready-to-move-into accommodation that combines comfort, style, and convenience in a sought-after location. Whether you are a first-time buyer or looking for a family home, this residence is sure to impress.

Reception Hallway

Living Room

14'8 x 13'5

Dining Room

16'1 x 16'8

Kitchen

17'6 x 7'1

Utility Room

5'4 x 6'3

W.C.

3'8 x 5'5

Bedroom One

12'2 x 10'4

En Suite

6'3 x 4'8

Bedroom Two

13'6 x 12'2

Bedroom Three

Bathroom

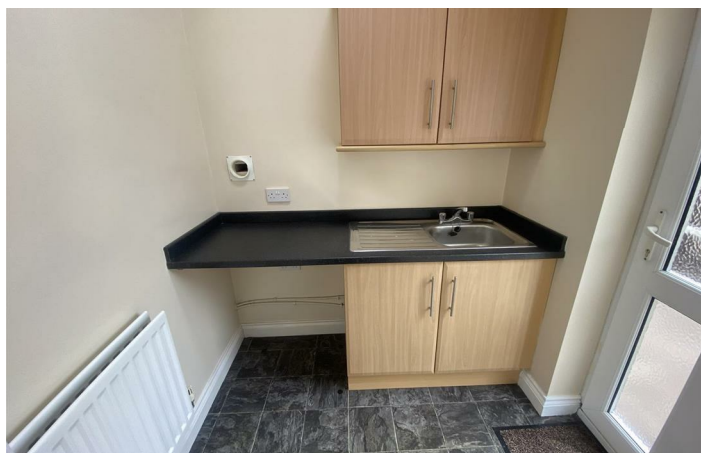
5'8 x 6'9

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. 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.



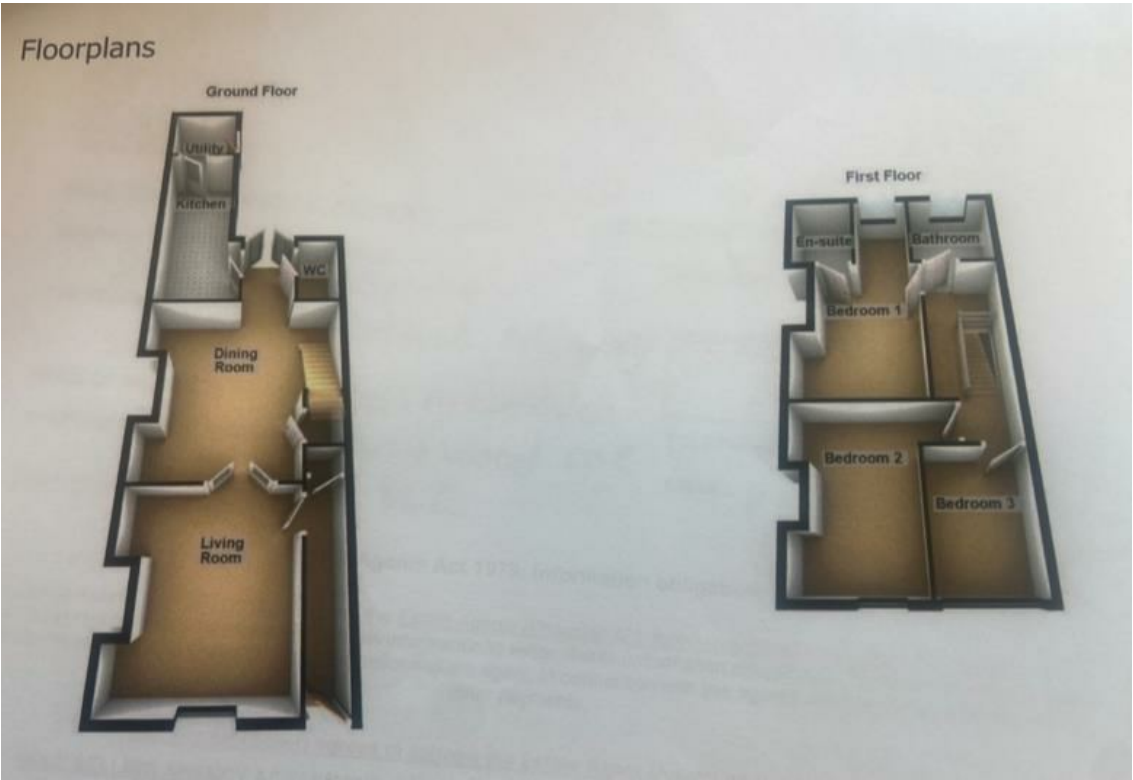




Local Authority Northumberland County Council
Council Tax Band A
EPC Rating D
Tenure Freehold

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		
	62	77
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	



ML Estates Sales Office

27 Avenue Road, Seaton Delaval, Tyne
And Wear, NE25 0DT

Contact

0191 237 60 60
sd@mlestates.co.uk
www.mlestates.co.uk/

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