



12 Malvern Road

Seaton Sluice, Whitley Bay NE26 4BZ

- Well extended to the rear
- Sought after location
- 17Ft Dining Room
 - 15ft Kitchen
- Three Bedrooms
- Semi-detached home
 - 14Ft Lounge
 - 9Ft Breakfast room
- Utility area/ground floor WC
- Modern Shower room

£279,950





****NO UPPER CHAIN**** POPULAR SEASIDE LOCATION****

Situated in the ever so sought after area of Seaton Sluice within walking distance to the sea front and local amenities. Being sold with the benefit of no upper chain.

Briefly comprising Entrance Hallway, Living room to the front with bay window and feature fireplace, good sized Dining Room, Breakfast room with patio doors to the rear, 14Ft Kitchen, Utility area, ground floor WC. To the first floor there are 3 Bedrooms, 2 of which have built in wardrobes, shower room with walk in shower enclosure with electric shower, vanity wash hand basin and low level WC.

Externally to the front is a driveway leading to a garage which has light and power and electric door. Garden area. To the rear is a fenced garden with gravel and paved patio, garden shed.



Entrance Porch

Reception Hallway

Lounge

14'4 x 11'8

Dining Room

17'11 x 9'4

Breakfast Room

9'4 x 7'9

Kitchen

15'11 x 8'0

Utility Room

Ground floor cloaks/WC

First floor landing

Bedroom 1

11'11 x 10'8

Bedroom 2

11'3 x 10'1

Bedroom 3

6'11 x 6'8

Shower Room

7'0 x 6'11

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.





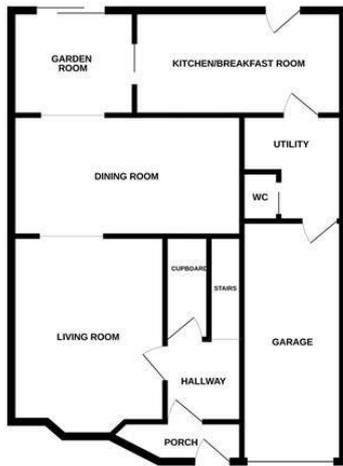
Local Authority Northumberland County Council
Council Tax Band C
EPC Rating B
Tenure Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		88	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

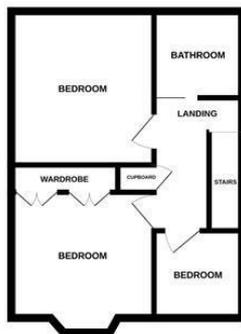
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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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