



20 Greenlands Court

Seaton Delaval, Whitley Bay, NE25 0BU

**£265,000**



**Trading Places**

Coastal and Country Property Specialists



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## 20 Greenlands Court

Seaton Delaval, Whitley Bay, NE25 0BU

Trading Places are delighted to offer for sale this immaculately presented semi-detached bungalow, ideally located within the highly sought after Greenlands Court.

The property briefly comprises: entrance porch, welcoming hallway, a spacious and bright living room opening through to a well appointed fitted kitchen with dining area, two well proportioned bedrooms, and a modern shower room. Externally, the property benefits from a driveway leading to a garage at the front, while to the rear there is a beautifully maintained, sunny garden - perfect for relaxing or entertaining.

Situated in the popular village of Seaton Delaval, the property enjoys a convenient location with a range of local shops, cafés, and amenities within easy walking distance. Excellent transport links provide straightforward access to nearby coastal towns including Whitley Bay and Tynemouth, as well as Newcastle city centre.

The area is well served by reputable schools and offers a strong sense of community, making it appealing to a variety of buyers. For those who enjoy the outdoors, the stunning Northumberland coastline is just a short drive away, offering picturesque beaches and coastal walks. The historic Seaton Delaval Hall, a renowned National Trust property, is also close by, along with a selection of parks, countryside trails, and leisure facilities.

This is a fantastic opportunity to acquire a ready to move into home in a desirable and well connected location. Viewing is highly recommended. Please contact Trading Places on 0191 251 1189 to arrange your appointment. EPC Rating C. Council Tax Band C. Leasehold.

### Porch

Entered via a UPVC double glazed entrance door.

### Hallway

A welcoming hallway with double doors to the living room, and additional doors to both bedrooms, the shower room and to the garage.

### Living Room

17'3" x 12'0" (5.28m x 3.68m)

A beautiful living room with double doors to the rear garden and opening through to the kitchen/breakfast room. Tastefully decorated. Central light. Radiator.

### Kitchen/Breakfast Room

13'8" x 8'7" (4.17m x 2.64m)

A stylishly fitted kitchen with dining area. The lovely kitchen has a range of wall, base and drawer units and integrated appliances including an electric oven, hob with overhead extractor, slimline dishwasher and fridge/freezer. Central light. Radiator. Window overlooking the rear garden.





Bedroom One  
13'3" x 11'5" (4.04m x 3.48m)

Good sized double bedroom with window to the rear elevation.



Bedroom Two  
11'3" x 9'3" (3.45m x 2.84m)

Another well appointed bedroom with window to the front elevation.

Shower Room  
The shower room is bright and modern incorporating a UPVC double glazed window to the front elevation, large shower enclosure, low level WC and vanity wash basin with storage below.



Garage

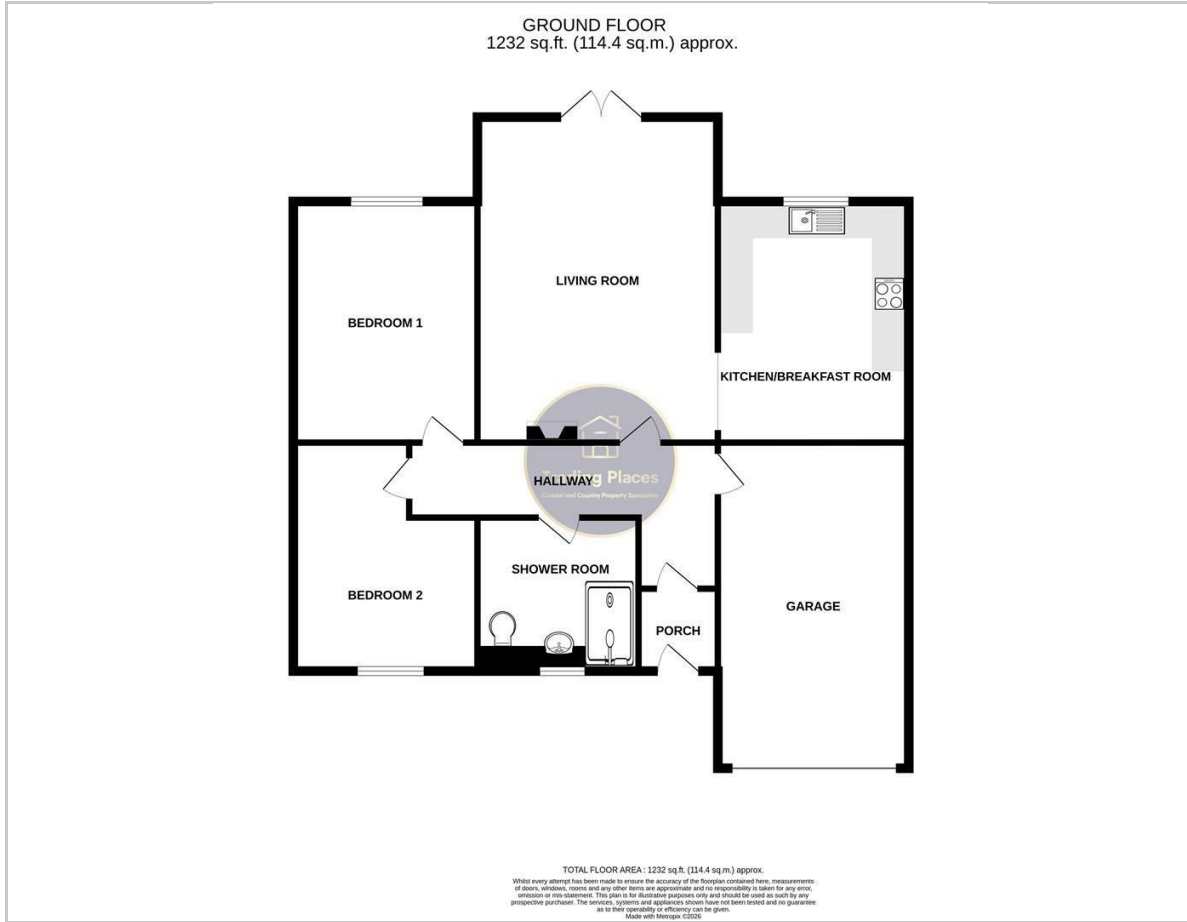
External  
To the front, the property benefits from two driveways and a garage. To the rear there is a beautifully maintained, sunny garden - perfect for relaxing or entertaining.



Agent Notes  
Lease Term: 999 years from 1 February 1992  
Ground Rent: £50 per annum  
Please note that probate has been granted.



## Floor Plan

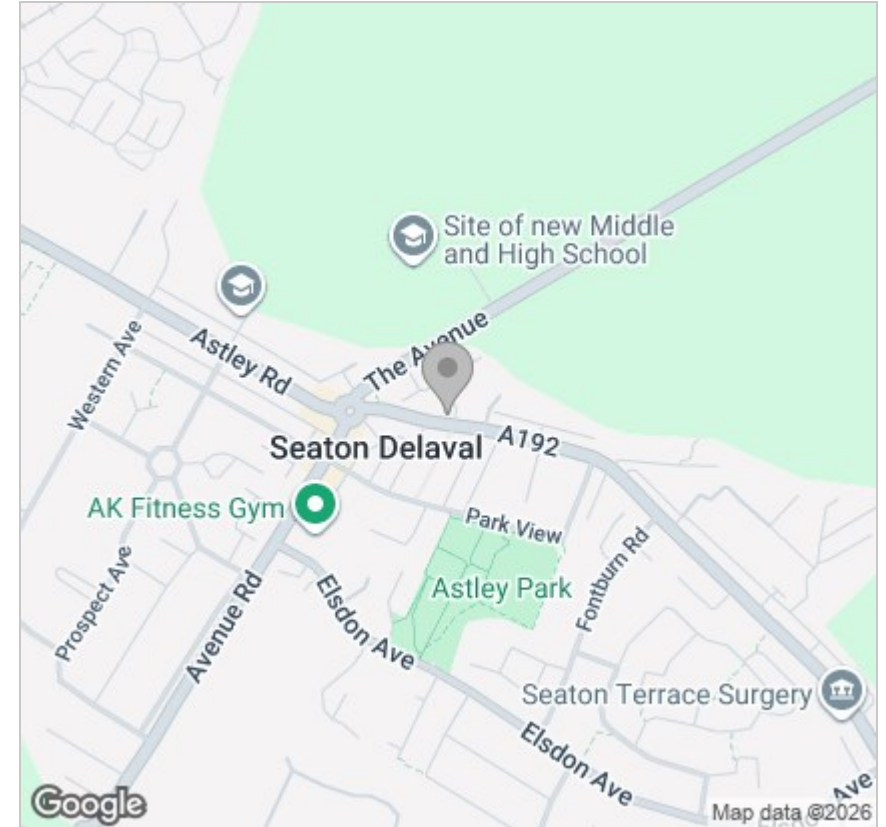


## Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

