



3 Bolam Way

Seaton Delaval, Whitley Bay NE25 0EN

- Semi Detached House
- Viewing is recommended
 - Lounge/Diner
- 2 Double Bedrooms
- Driveway to Front
- Quiet Cul-de-Sac
- No Onward Chain
 - Utility Room
 - Bathroom/w.c.
 - Rear Garden

Offers Over £150,000





An extended Semi Detached house located in a quiet cul-de-sac in the village of Seaton Delaval, close to local amenities including the Newly opened Northumberland Train Line, ideal for commuting to Newcastle City Centre. The added benefit of being sold with no onward chain.

Briefly comprising a Reception Hallway, Lounge/Dining Room with Log Burner, space for table & chairs and French doors to Rear Garden, Extended Breakfasting Kitchen with a good range of wall & floor units incorporating breakfast bar area, spacer for cooker, cupboard housing central heating boiler. Archway to Utility Room with space for white goods, access to side of property. To the first floor there is the landing with loft access with ladder, 2 Double Bedrooms and Bathroom with White suite of bath with shower over, wash hand basin, low level w.c.

Externally there is a driveway to front and a good sized garden to the rear with open aspect.

Ideal accommodation for a first time buyer, viewing is recommended.

Reception Hallway

Lounge/Diner

18'1 x 8'2

Kitchen

16'1 x 9'9"

Utility Room

9'3 x 5'9

First Floor Landing

Bedroom One

15'1 x 9'0

Bedroom Two

10'10 x 9'3 inc robes

Bathroom

8'0 x 5'0

Externally

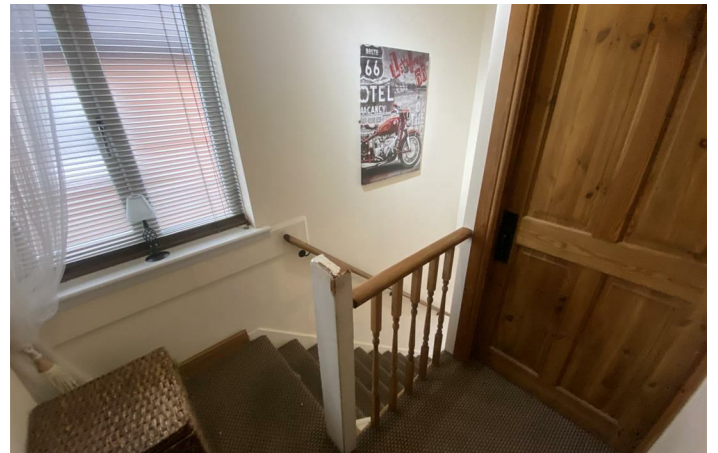
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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts








Local Authority Northumberland County Council
Council Tax Band A
EPC Rating
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 | | |
| 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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