



## 20 Baxter Place

Seaton Delaval, Whitley Bay NE25 0AP

- Mid Terrace House
  - Kitchen/Diner
- First Floor Bathroom
- UPVC Double Glazing
- Well Presented
- Large Lounge
- Two Good Sized Bedrooms
- Town Garden To The Front
  - Gas Central Heating
- Outhouse To The Rear

**£130,000**







**\*\*\*NEWLY DECORATED\*\*\*NO UPPER CHAIN\*\*\***

This well presented Mid Terrace house is available for sale with No Upper Chain, ideally located close to local shops, schools and amenities with excellent road links to the coast and Newcastle including the newly opened Northumberland Train Line. The property has gas central heating, UPVC double glazing and a security alarm system.

To the ground floor there is a large lounge and a spacious kitchen/diner. To the first floor there are two good sized bedrooms and a bathroom/w.c. Externally there is a front paved town garden with on street parking to front and rear. There is a outhouse to the rear for storage.



## ACCOMMODATION

UPVC double glazed entrance door leading to...

## LOBBY

Laminate flooring, glass panelled door into...

## LOUNGE

12'3 x 15'7

Laminate flooring, electric fire, tiled hearth, wood surround, wall lights to alcoves, UPVC double glazed window to the front elevation, central heating radiator, door to first floor and door leading to...

## KITCHEN/DINER

9'10 x 12'2

Extensively fitted with range of light mahogany wall and floor units, contrasting worksurfaces, built-in gas hob, black glass splash back, extractor hood, electric oven, one and half bowl stainless steel sink unit with mixer tap and drainer, cushioned flooring, Three UPVC double glazed windows to the rear and side elevation, UPVC double glazed door to rear, central heating radiator, strip spot lighting, plumbing for automatic washing machine, Baxi combi boiler, passage with 2 storage cupboards.

Staircase leading to...

## FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the rear elevation.

## BEDROOM ONE

12'3 x 7'10

UPVC double glazed window to the front elevation, central heating radiator.

## BEDROOM TWO

10'3 x 8'3

UPVC double glazed window to the front elevation, central heating radiator.

## BATHROOM/WC

8'6 x 5'3

Recently fitted with a three piece white suite, P shaped panelled bath with shower over and glass screen, part tiled walls, low level WC, pedestal wash handbasin, central heating radiator, chrome heated towel rail, cushioned flooring, UPVC double glazed frosted window to the rear elevation.

## EXTERNAL


There is on street parking to the front and rear. To the front is a paved walled town garden and to the rear is a outhouse ideal for storage.







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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>63</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.