



## 79 Wheatridge

Seaton Delaval, Whitley Bay NE25 0QP

- End Terraced House
- No Onward Chain
  - Dining Room
  - 3 Bedrooms
  - Garden to Rear`
- Open Field Views to front
  - Lounge
  - Fitted Kitchen
  - Wet Room
- Ideal First Time Purchase

**Asking Price £149,950**





\*\*\*NO ONWARD CHAIN\*\*\*

A great sized corner end terraced house with open aspect to front. There are local amenities including shops, schools and good transport links including the Northumberland Trian Line all close by.

The property is situated on this popular estate with open aspect views to the front. Briefly comprising Entrance Porch, Inner Hallway with under stairs cupboards, access to enclosed porch area and access to rear garden, Ground Floor W.C, Living Room with gas fire separate Dining Room, Fitted Kitchen with a range of wall & floor units with contrasting work surfaces incorporating a stainless steel sink with mixer tap, electric hob & oven, plumbing for automatic washing machine. To the first floor there are 3 Bedrooms and a Wet Room with electric shower, pedestal washbasin and low level w.c.

Externally there is a garden to the rear with access to some off street parking (not allocated)

There is gas central heating and UPVC double glazing.



### Entrance Porch

### Inner Hallway

### Ground Floor W.C.

### Living Room

13'3 x 11'10

### Dining Room

9'11 x 8'0

### Kitchen

10'7 x 8'10

### First Floor Landing

### Bedroom One

12'2 x 10'6

### Bedroom Two

9'8 x 8'9

### Bedroom Three

8'11 x 7'1

### Wet Room

6'1 x 5'4

### 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.

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



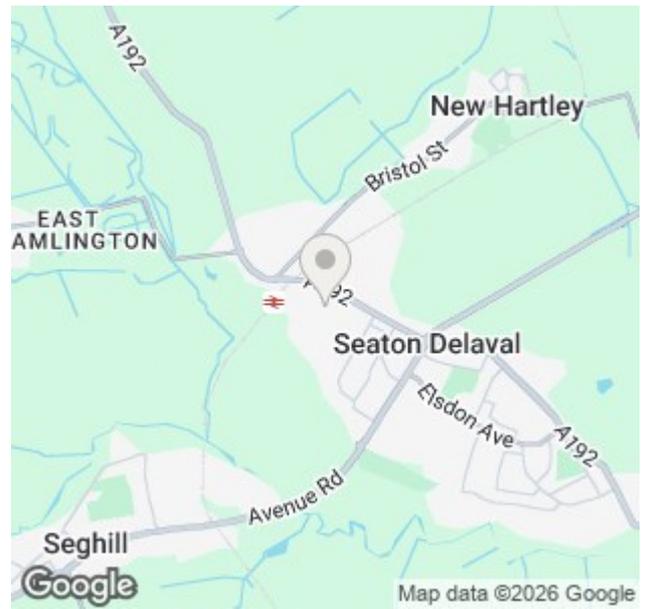




**Local Authority** Northumberland County Council  
**Council Tax Band** A  
**EPC Rating** C  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		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.