



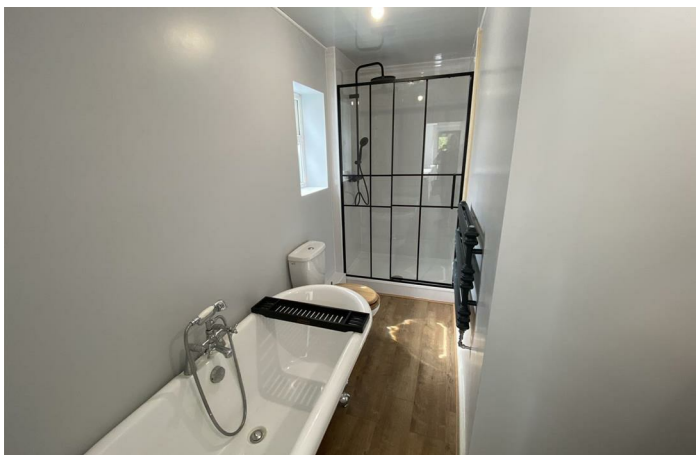
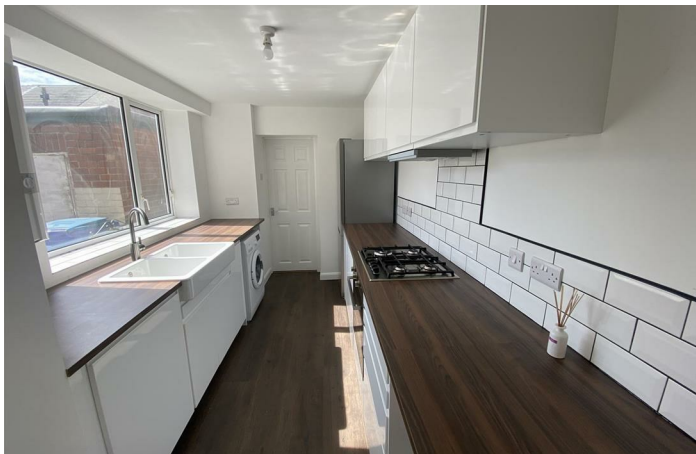
## 42 Manners Gardens

Seaton Delaval, Whitley Bay NE25 0DR

- Ground Floor Flat
- No Upper Chain
- Living Room with working Stove
- Modern Fitted Kitchen
- Garden
- Spacious Accommodation
- 2 Reception Rooms
- 2 Bedrooms
- Superb Bathroom with 4 piece Suite
- Garage

**£119,950**





Situated in Manners Gardens of Seaton Delaval, this superb ground floor apartment presents an excellent opportunity for first-time buyers or those wishing to downsize while remaining in a vibrant village setting. The property boasts two generously sized reception rooms, making it ideal for comfortable living.

The lounge features a delightful chimney breast recess, complete with a working stove, perfect for cosy evenings. The lounge also benefits from French doors that open directly onto the front garden, allowing for an abundance of natural light. Adjacent to the lounge is a spacious dining room, with ample space for table & chairs.

The modern, re-fitted kitchen is well-equipped and designed for convenience with a good range of wall & floor units with contrasting work surfaces, gas hob, electric oven, wall mounted central heating boiler. The bathroom features a stylish four-piece suite, with free standing bath, good sized shower enclosure with main shower, wash handbasin and low level w.c. Two Bedrooms.

One of the standout features of this property is the good-sized front garden, offering a lovely outdoor space to enjoy, along with the added benefit of a garage.

Conveniently located, this flat is close to local amenities, including the new super school and Seaton Delaval train station, making it an ideal choice for those who value accessibility and community. This property truly represents a wonderful opportunity to embrace a comfortable lifestyle in a desirable location. Being Sold with no onward chain.

### Lounge

11'8 x 9'5

### Dining Room

15'1 x 8'5

### Kitchen

14'5 x 7'7

### Bathroom

8'11 x 5'8

### Bedroom One

10'5 x 11'6

### Bedroom Two

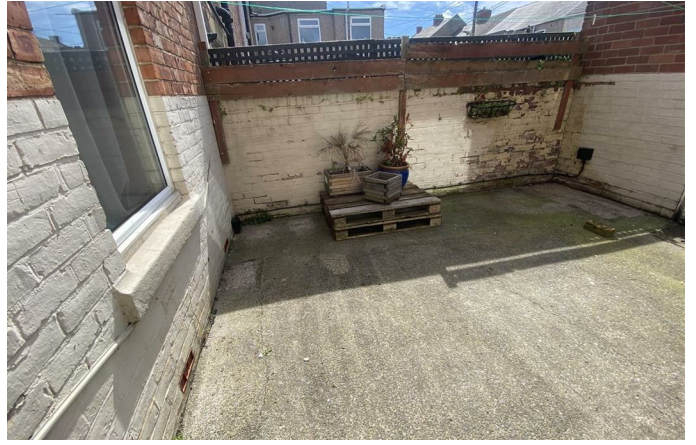
8'5 x 6'9

### 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. ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract. The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.



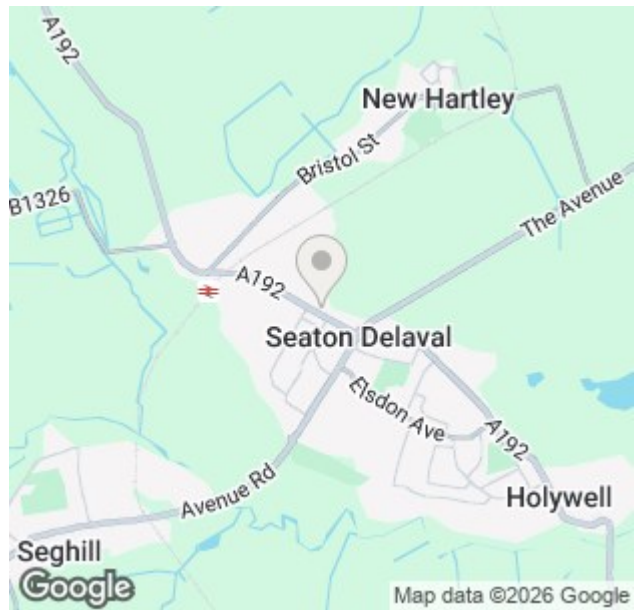




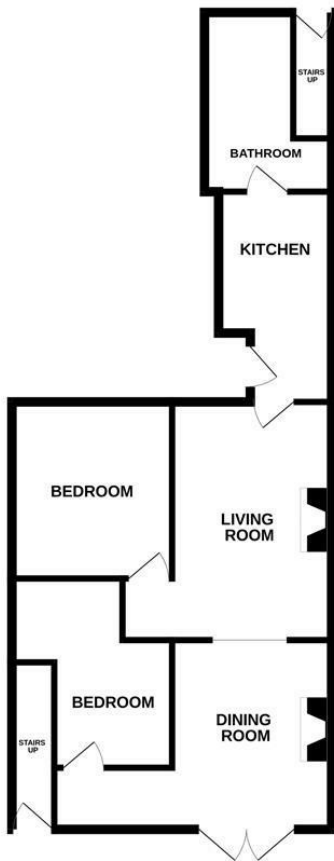
**Local Authority** Northumberland County Council  
**Council Tax Band** A  
**EPC Rating** C  
**Tenure** Leasehold

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			
		71	74
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	



GROUND 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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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.