



## 82 Hallington Drive

Seaton Delaval, Whitley Bay NE25 0JB

- Semi Detached House
  - Fitted Kitchen
  - 2 Bedooms
- Gardens front & rear
  - No Upper Chain
- 18ft Living Room
  - Utility Area
  - Shower Room
  - Driveway
- Viewing is recommended

**£145,000**





Located in the convenient area of Hallington Drive, Seaton Delaval, this semi-detached house presents an excellent opportunity for first-time buyers. With two well-proportioned bedrooms and a comfortable reception room. The property has been priced to reflect works of modernisation that are required.

Briefly comprising an Entrance Porch, Reception Hallway, Living Room with feature fireplace, Kitchen with a range of wall & floor units incorporating a sink unit with mixer tap, space for cooker, door to Utility Area, to the first floor there are 2 Double Bedrooms master with built in wardrobes and a Shower Room with separate shower enclosure with mains shower, low level w.c. and wash hand basin. Externally there is a garden to the front, driveway offering off street parking, whilst to the rear there is a paved garden.

Situated in a popular location, residents will benefit from easy access to local amenities, including a highly regarded super school and the nearby Seaton Delaval train station, which provides excellent transport links. Being sold with no onward chain.

## Reception Hallway

## Living Room

18'8 x 11'0

## Kitchen

9'6 x 8'4

## Utility Room

10'0 x 8'5

## First Floor Landing

## Bedroom One

12'11 x 9'6

## Bedroom Two

11'2 x 9'6

## Shower Room

6'2 x 5'5

## Externally

## Disclaimer

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

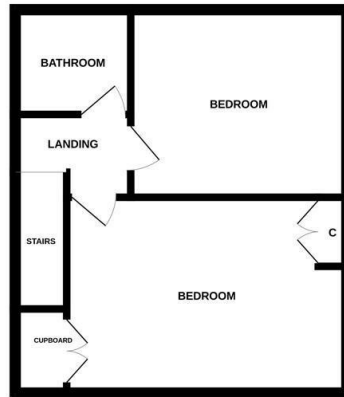
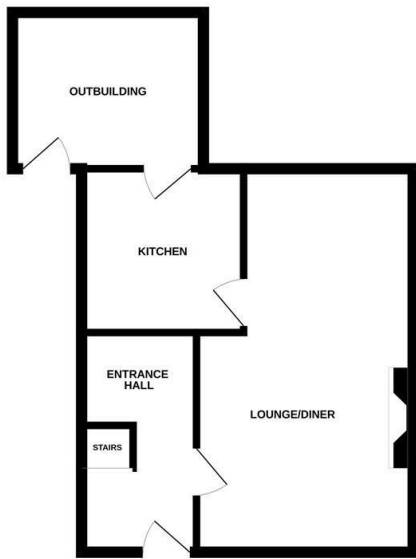
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <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

1ST 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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