



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

£150,000





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.

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

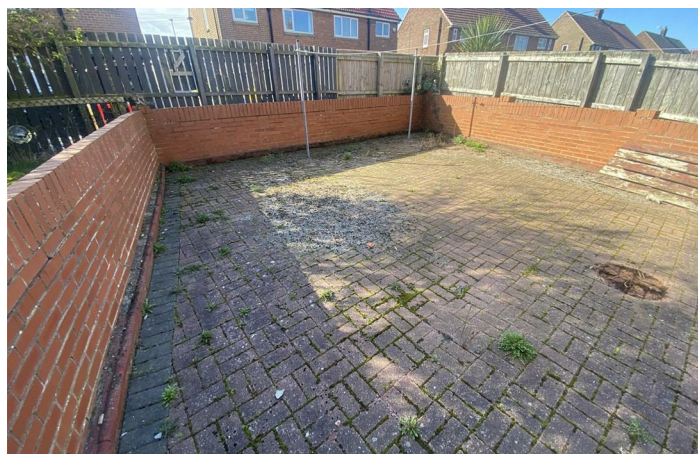
6'2 x 5'5

Externally

Disclaimer

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
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/

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.