



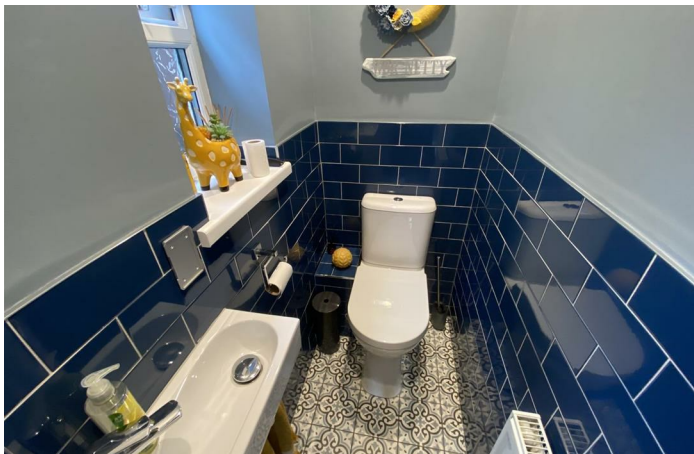
4 Hartley Gardens

Seaton Delaval, Whitley Bay NE25 0AB

- Traditional style Semi Detached House
 - Immaculately Presented
 - Utility Room
 - Beautiful Dining Kitchen
 - Family Bathroom with Separate WC
- Three Bedrooms
 - 18ft Lounge
 - Cloakroom
- Garage & Off Street Parking
- Amazing Front Garden & Rear Patio Yard

£279,950





An excellent opportunity to purchase this well presented semi detached house offering lovely family accommodation in a fabulous location close to local amenities. Well worthy of internal inspection.

To the ground floor there is a reception hallway, living room with bay window and french doors opening to the front garden, 20ft dining kitchen with an excellent range of modern wall & floor units with contrasting work surfaces incorporating sink with mixer tap, modern extractor hood, electric hob and double oven, integral fridge freezer, velux window allowing more natural light and space for table & chairs, separate utility area with space for white goods and plumbing for automatic washing machine, and a cloakroom comprising low level w.c. and wash handbasin.

To the first floor there are three bedrooms, fitted wardrobes to 2 bedrooms, modern bathroom with a jacuzzi style bath, separate shower enclosure with mains shower, wash handbasin and recessed lighting, separate WC.

Externally there is a good sized outstanding garden to the front with lawn and beautiful patio area ideal for patio furniture, whilst to the rear there is a further paved outside area with off street parking and a garage with light and power and electric door.

There is UPVC double glazing and gas central heating.

ACCOMMODATION

RECEPTION HALLWAY

CLOAKROOM

LOUNGE

18'11" x 15'5"

DINING KITCHEN

20'9" x 10'3"

UTILITY ROOM

Staircase from hallway lead to...

HALF LANDING

Sun tunnel.

FIRST FLOOR LANDING

Loft access with ladder to boarded loft with velux window.

BEDROOM ONE

15'9" x 10'2"

BEDROOM TWO

14'5" x 10'0"

BEDROOM THREE

10'4" x 6'11"

BATHROOM

SEPARATE WC

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.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

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

OFFICE HOURS:

Monday - Friday 9:00am - 5:00pm

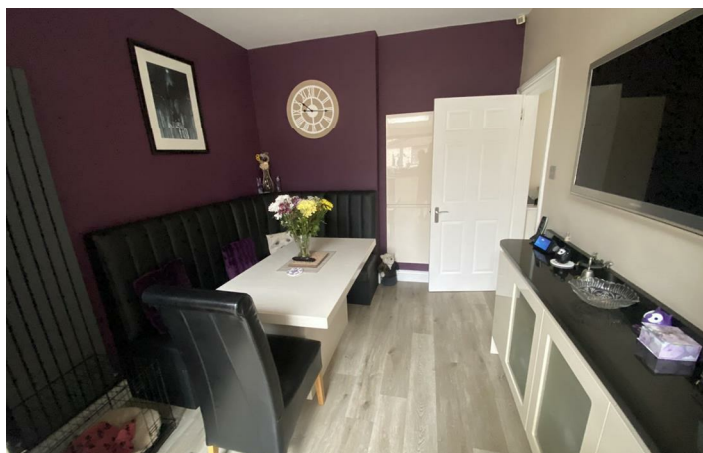
Saturday 9:00am - 2:00pm

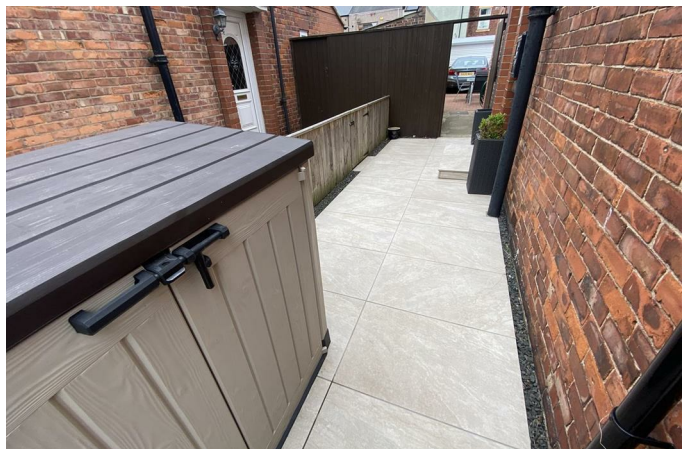
We are contactable after hours on our social media pages and via email sd@mlstates.co.uk

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT

A PROPERTY TO SELL?

IF YOU ARE THINKING OF MOVING TO A NEW HOUSE IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON 0191 237 6060.







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

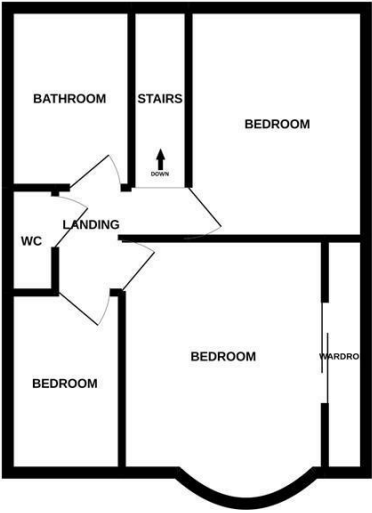
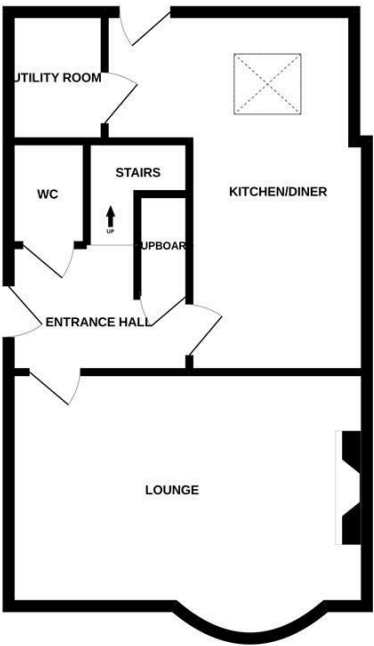
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



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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ML Estates Sales Office

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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.