

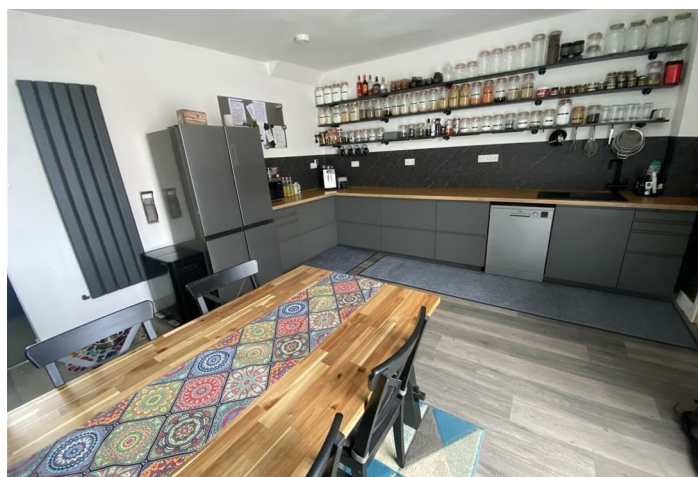


44 Hartburn Terrace

Seaton Delaval, Whitley Bay NE25 0AY

- Mid Terrace House
 - 15ft Lounge
- Utility/Storage Room
 - 11ft Bathroom
- Convenient Location
- Spacious Accommodation
 - 20ft Dining Kitchen
- 3 Well proportioned Bedrooms
 - Rear Yard
- Ideal First Time Purchase

£170,000





An excellent opportunity to purchase this spacious mid terraced house in the ever so popular area of Seaton Delaval. The house presents an excellent opportunity for families and first-time buyers alike. With a prime location that boasts convenient access to local amenities.

Upon entering, you are welcomed by an entrance porch that leads into a reception hallway, with stairs to the first floor. The living room, located at the front of the house, features a square arch that opens into a generous 20ft dining kitchen. This well-appointed kitchen is fitted with a range of floor units, complemented by contrasting work surfaces and a practical sink unit and ample space for a decent size table and chairs. Additionally, a utility area provides plumbing for a washing machine and ample storage space, making it a functional hub for daily living.

The first floor there are three well-proportioned bedrooms. The family bathroom is equipped with a white suite with a panelled bath with a mains shower over, a modern hand wash basin, and a low-level W.C.

Externally, the property boasts a rear yard, complete with a timber gate that allows for off-street parking.

Internal viewing is highly recommended to fully appreciate the size and potential of this delightful home.

Entrance Porch

Reception Hallway

Living Room

15'2 x 14'1

Dining Kitchen

20'10 x 15'1

Utility Room/Storage

11'9 x 6'0

First Floor Landing

Bedroom One

16'2 x 12'10

Bedroom Two

15'8 x 15'3

Bedroom Three

10'1 x 7'7

Bathroom/w.c.

11'11 x 7'6

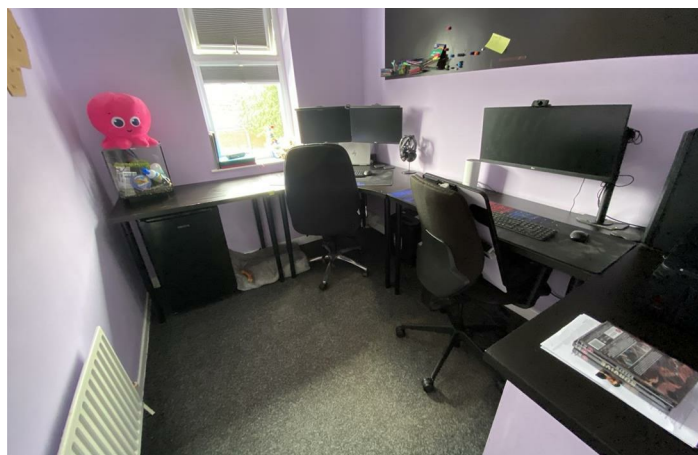
Externally

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.

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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
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		
	70	79
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	



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