

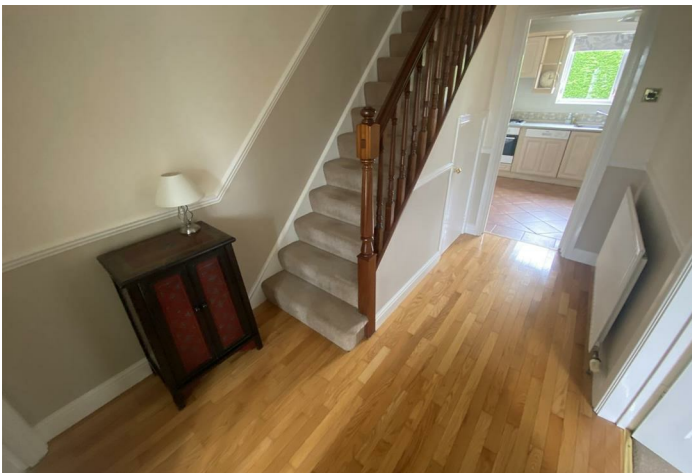


3 Whitfield Road

Seaton Delaval, Whitley Bay NE25 0JH

- Large Detached House
- Excellent Family Accommodation
 - Dining Room
 - Ground Floor Cloaks/w.c.
 - Family Bathroom and En-Suite
- Superb Location
- 17'0 Living Room
- Refitted Kitchen/utility
 - Four Bedrooms
 - Garage and Gardens

£330,000





Superbly situated on Whitfield Road on a good sized plot is this family detached house being offered with no upper chain. Close to local amenities and worthy of internal viewing. Briefly comprises Entrance Porch, reception hallway with solid oak flooring, ground floor cloaks/wc. Lounge with feature fireplace and gas fire, double doors to dining room with patio doors to rear garden. Fitted kitchen, Utility Room. To the first floor there are four well proportioned Bedrooms (master with ensuite), Family Bathroom/w.c. Externally there are gardens to the front and rear, good sized driveway for off street parking. To the rear there is a further fenced garden with lawn and patio. There is Upvc double glazing and gas central heating. The property is freehold with added advantage of no upper chain and the main part of the roof replaced in 2024 (not extension).

Entrance Porch

Entrance Hallway

Lounge

17'9 x 14'9

Dining Room

12'0 x 9'7

Kitchen

12'2 x 9'8

Utility Room

9'1 x 7'7

First Floor Landing

Bedroom 1

16'2 x 9'1

En-Suite

9'6 x 5'3

Bedroom 2

15'1 x 11'0

Bedroom 3

13'1 x 8'5

Bedroom 4

9'0 x 7'9

Bathroom/w.c


9'0 x 5'4








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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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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.