



## 9 Cleveland Crescent

Seaton Delaval, Whitley Bay NE25 0PU

- Modern Detached House
- Open Aspect to Front
  - Living Room
- Family Bathroom & Ensuite
- Excellent Family Accommodation
- Four Bedroom Home
- Freehold Property
- Dining Kitchen
- Superbly Presented
- Viewing Recommended

**£325,000**





A fantastic, well presented detached house built by Miller Homes with open views over fields to the front situated in a lovely quiet cul-de-sac location.

Briefly comprising a Reception Hallway, Ground Floor Cloaks/w.c., Living Room to the front with Square Bay window, a well appointed Dining Kitchen with an excellent range of wall & floor units with contrasting work surfaces incorporating a stainless steel sink unit with mixer tap, 5 burner gas hob, electric oven, extractor, integrated fridge/freezer, washing machine and dishwasher, storage cupboard, ample space for table & chairs, Upvc double glazed french doors opening to rear garden. On the First Floor there are Four Bedrooms the main with Ensuite, Modern Family Bathroom with a white suite of panelled bath electric shower over, wash hand basin, low level w.c.

Externally there is a garden to the front and a sunny aspect well tended rear garden, long driveway offering off street parking leading to a single garage.

The property is in a great location, near to the newly opened Northumberland Trian Line, local amenities and the Newly built "Super School"

## Reception Hallway

## Ground Floor Cloaks/w.c

## Living Room

14'8 x 12'11

## Dining Kitchen

17'9 x 11'2

## First Floor Landing

## Bedroom One

10'10 x 8'7 exc robes

## Ensuite

5'9 x 5'4

## Bedroom Two

11'7 x 8'8

## Bedroom Three

12'1 x 6'10

## Bedroom Four

8'3 x 6'4 exc robes

## Bathroom/w.c.

7'5 x 7'0

## Externally

## Disclaimer

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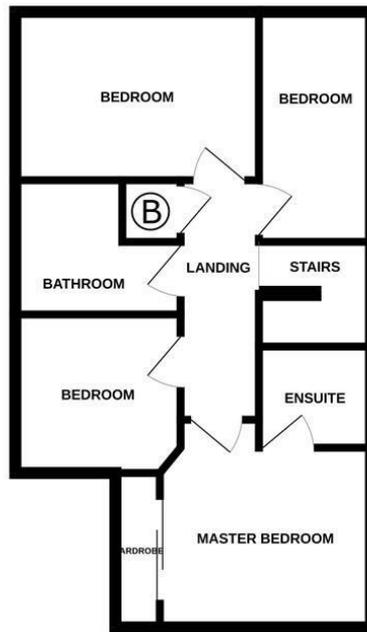
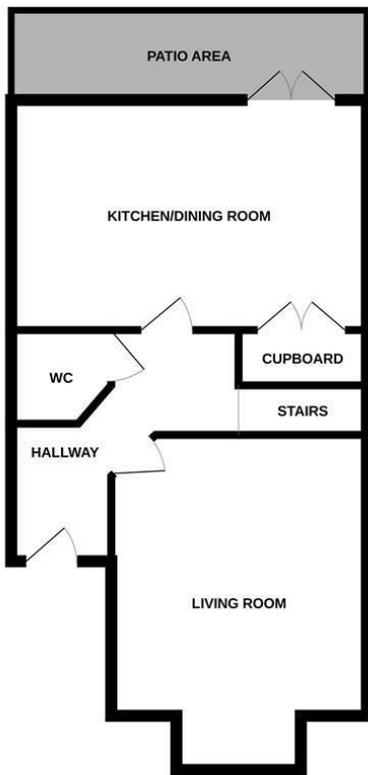
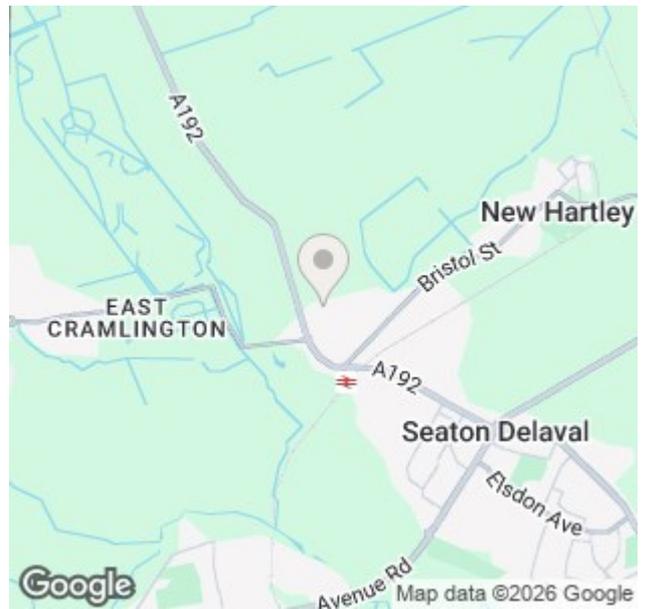
**Local Authority** Northumberland County Council  
**Council Tax Band** D  
**EPC Rating** C  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(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	

GROUND FLOOR

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	

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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