

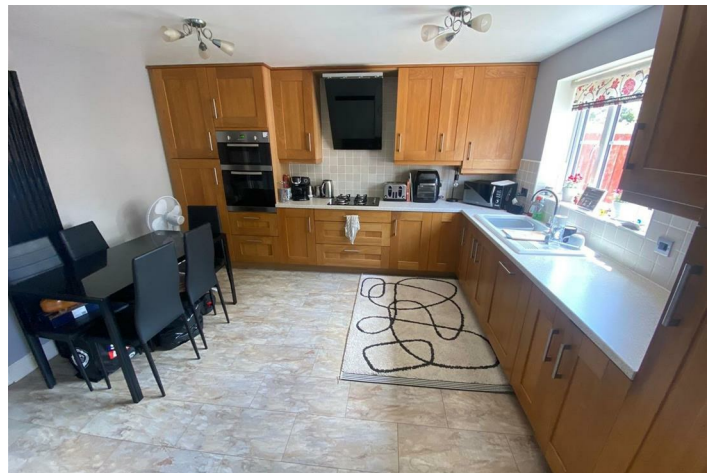


## 37 Blackhaugh Drive

Seaton Delaval, Whitley Bay NE25 0FF

- End link home
- Ideal first purchase
  - Lounge
  - Three Bedrooms
- Good condition throughout
- Situated on popular development
- Good sized accommodation
- Fabulous Dining Kitchen
- Rear Garden and Driveway
- 25% Shared Ownership

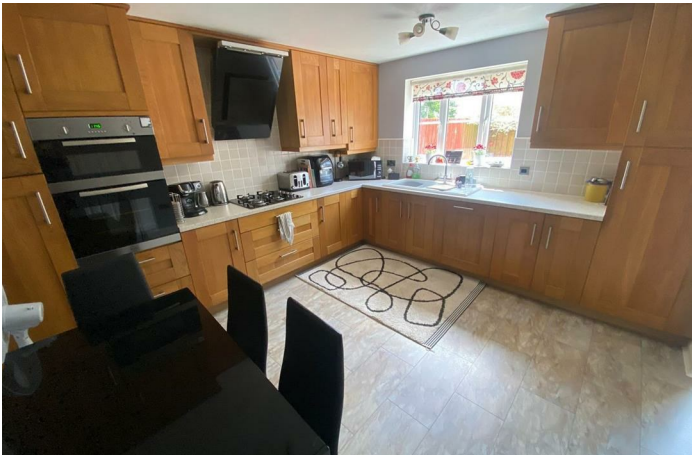
**£48,750**





An excellent opportunity to purchase this fabulous end link home situated on the popular Wheatridge Park Estate, close to all local amenities and the new Northumberland train line for commuting.

The property has been well improved and well worthy of an internal inspection. Offered for sale on the basis of shared ownership with a 25% share. Monthly rent is paid to Riverside housing association for the remaining 75% share which is currently £464.41 per month and the monthly service charge is £45.12.



Briefly comprising Hallway, Lounge, well presented Kitchen/Dining room with an excellent range of wall and floor units with gas hob and double oven, ample space for Dining room table and chairs and larder cupboard leads to, Utility room and ground floor Cloaks/WC, To the first floor there are 3 well proportioned Bedrooms and family bathroom comprising White suite of panelled bath, pedestal wash hand basin and low level WC.

Externally there are gardens to the front and rear and driveway offering off street parking. Also benefiting from gas central heating, double glazing and solar panels.



**Entrance**

**Lounge**  
14'2 x 13'2

**Dining Kitchen**  
14'1 x 12'6

**Utility area**  
7'5 x 6'0

**Ground floor Cloaks/WC**

**Stairs to the first floor**

**Bedroom 1**  
13'6 x 8'10

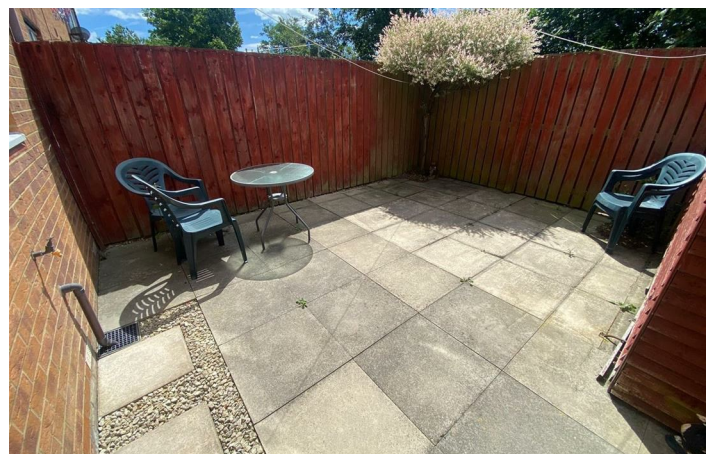
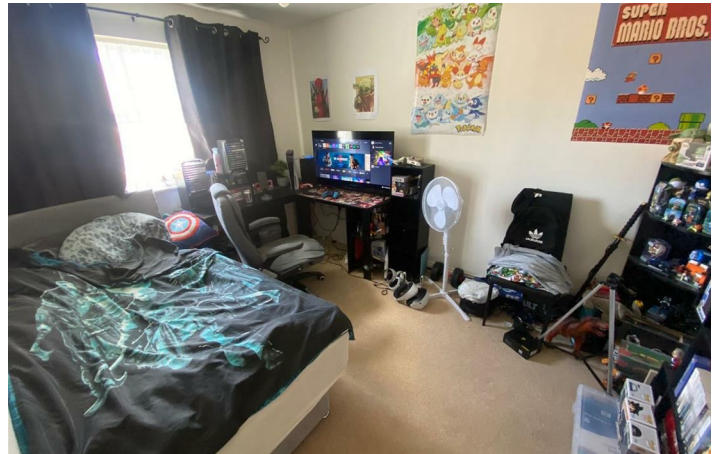
**Bedroom 2**  
12'10 x 9'2

**Bedroom 3**  
9'9 x 9'7

**Bathroom/WC**

**Gardens**

**Driveway**





**Local Authority** Northumberland council  
**Council Tax Band** A  
**EPC Rating** C  
**Tenure** Leasehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) 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>		
<b>England &amp; Wales</b>	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.