



## 56 Ambridge Way

Seaton Delaval, Whitley Bay NE25 0PY

- Semi Detached House
  - Lounge/Diner
  - 3 Bedrooms
- Family Bathroom/w.c.
  - Garage
- Fabulous Location
- Fitted Kitchen
  - Ensuite
- Double length Driveway
  - Rear Garden

**£215,000**





\*\*\*\*NO UPPER CHAIN\*\*\*\* Situated on the highly sought after 'Millers' Wheatfields estate close to schools, shops, bus routes and the newly opened train station is this well presented Semi Detached House. Offering ideal family accommodation.

Briefly comprising Reception Hallway, ground floor cloaks w/c., modern fitted kitchen with a range of wall and floor units with contrasting work surfaces incorporating sink unit, gas hob, electric oven, extractor. Integrated fridge/freezer and dish washer, tiled flooring. The lounge/diner is to the rear of the property with French doors opening to the garden, ample space for dining table and chairs. To the first floor there are 3 Bedrooms master with fitted wardrobes and En-suite comprising shower enclosure with electric shower, low level w.c and hand washbasin. Family bathroom comprising white suite of panelled bath, low level w.c, pedestal hand washbasin.

Externally there is a lawned garden to the front, double length driveway leading to a garage. To the rear there is a pleasant garden with lawn and patio area.

Viewing is recommended.

**Reception Hallway**

**Ground Floor Cloaks/w.c.**

5'11 x 3'0

**Reception Hallway**

**Lounge/Diner**

14'6 x 14'8

**Kitchen**

10'4 x 7'10

**First Floor Landing**

**Bedroom One**

10'5 x 8'11

**Ensuite**

6'9 x 6'4

**Bedroom Two**

10'8 x 7'9

**Bedroom Three**

7'3 x 6'9

**Bathroom/w.c.**

7'9 x 5'7

**Externally**







**Local Authority** Northumberland County Council  
**Council Tax Band** D  
**EPC Rating** B  
**Tenure** Leasehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(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 CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		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.