



## 3 Bolam Way

Seaton Delaval, Whitley Bay NE25 0EN

- Semi Detached House
- Viewing is recommended
  - Lounge/Diner
  - 2 Double Bedrooms
  - Driveway to Front
- Quiet Cul-de-Sac
- No Onward Chain
  - Utility Room
  - Bathroom/w.c.
  - Rear Garden

**Offers Over £150,000**





An extended Semi Detached house located in a quiet cul-de-sac in the village of Seaton Delaval, close to local amenities including the Newly opened Northumberland Train Line, ideal for commuting to Newcastle City Centre. The added benefit of being sold with no onward chain.

Briefly comprising a Reception Hallway, Lounge/Dining Room with Log Burner, space for table & chairs and French doors to Rear Garden, Extended Breakfasting Kitchen with a good range of wall & floor units incorporating breakfast bar area, spacer for cooker, cupboard housing central heating boiler. Archway to Utility Room with space for white goods, access to side of property. To the first floor there is the landing with loft access with ladder, 2 Double Bedrooms and Bathroom with White suite of bath with shower over, wash hand basin, low level w.c.

Externally there is a driveway to front and a good sized garden to the rear with open aspect.

Ideal accommodation for a first time buyer, viewing is recommended.

## Reception Hallway

## Lounge/Diner

18'1 x 8'2

## Kitchen

16'1 x 9'9"

## Utility Room

9'3 x 5'9

## First Floor Landing

## Bedroom One

15'1 x 9'0

## Bedroom Two

10'10 x 9'3 inc robes

## Bathroom

8'0 x 5'0

## 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**  
**Tenure** Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not environmentally friendly - higher CO2 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.