



### 3 Ambridge Way

Seaton Delaval, Whitley Bay NE25 0PY

- Fabulous Detached Home
  - Dining Room
  - Modern Kitchen
  - Four Bedrooms
  - Double Driveway
- 17ft Lounge
- Sun Lounge
- Utility Area
- Ensuite & Family Bathroom
- Beautiful Rear Garden

£410,000





A fabulous opportunity has arisen to purchase this beautiful detached house on Ambridge Way, Seaton Delaval, close to the newly opened Northumberland Train Line, shops and the new Super School due to open in the near future. Internal viewing is essential to fully appreciate the size and quality of this superb family home.

Briefly comprising a beautiful welcoming Reception Hallway with tiled floor, stairs leading to the first floor and a modern Ground Floor Cloaks/w.c. Living room with tiled flooring and a modern media wall, square arch opening to Dining Room with bi folding oak doors to a Sun Room overlooking the rear garden, there is a superb modern Kitchen with an excellent range of Navy wall and floor units with contrasting work surfaces incorporating sink unit, electric hob & oven, integrated dishwasher and breakfast bar area, tiled flooring and access to Garage which is currently used as a Utility Room with space for white goods and plumbing for automatic washing machine, wall mounted central heating boiler. To the first floor there are 4 well proportioned Bedrooms, master with En-suite Shower Room, Family Bathroom with white suite of panelled bath, wash handbasin and low level w.c.

Externally there is a double driveway, offering off street parking, garage for storage only as now incorporating a Utility Room. To the rear there is a lovely garden with newly laid Porcelain tiles, and a new garden summerhouse/multi purpose area.

There is UPVC double glazing and gas central heating. Viewing is strongly recommended.

## Reception Hallway

### Lounge

11'8 x 17'11

### Dining Room

11'6 x 9'9

### Sun Room

14'3 x 13'5

### Dining Kitchen

15'1 x 11'9

### Cloakroom/w.c

3'5 x 6'4

## First Floor Landing

### Bedroom One

15'2 x 14'11

### Ensuite

6'3 x 6'3

### Bedroom Two

11'11 x 10'4

### Bedroom Three

11'9 x 8'7

### Bedroom Four

8'9 x 11'4

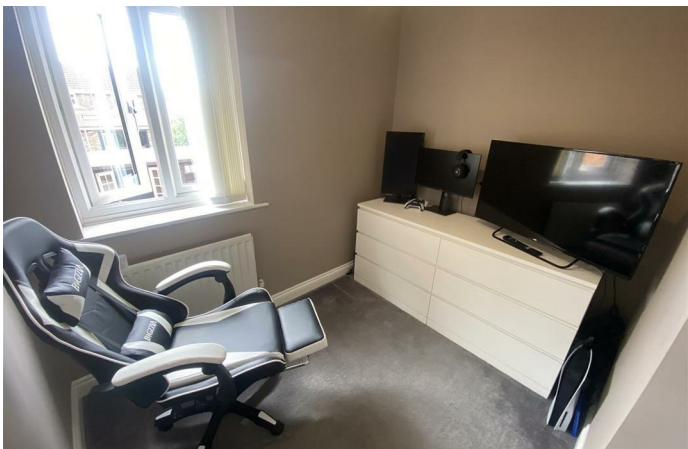
### Bathroom/w.c.

6'5 x 7'9

### Disclaimer

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

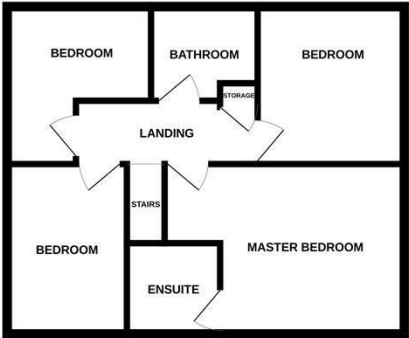
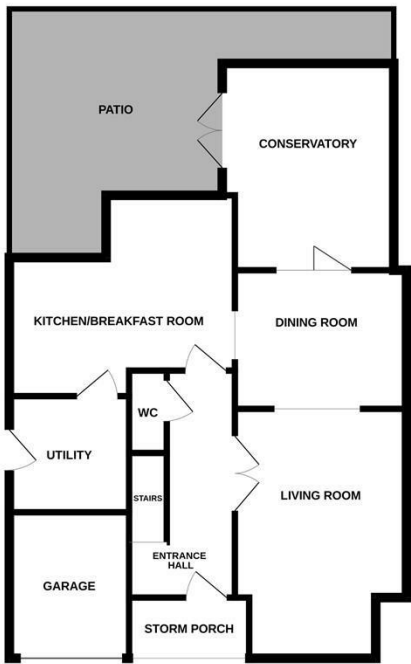
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 85      | 85        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| 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                                         |         |           |



GROUND FLOOR

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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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/

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