



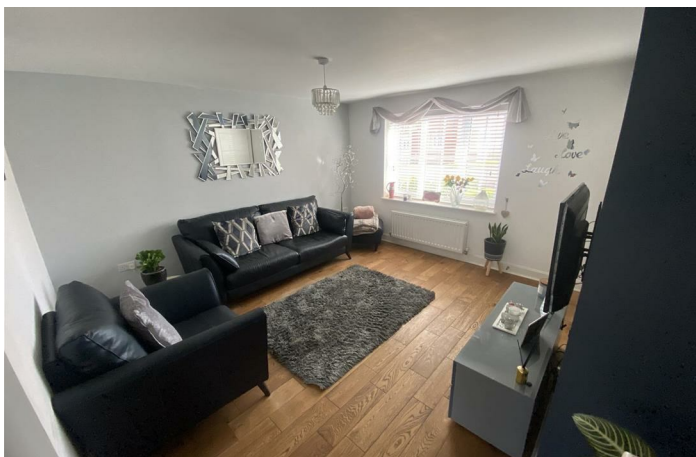
28 Jefferson Grove

Seaton Delaval NE25 0QE

- Semi Detached House
- Very Well Presented
- Modern Dining Kitchen
 - 3 Bedrooms
- Gardens to Front & Rear
- Cul-de-Sac position
- Lounge with stairs to first floor
- Ground Floor Cloaks/w.c.
 - Bathroom/w.c.
- 2 allocated parking bays

£160,000





ML Estates are delighted to offer for sale this extremely well presented Semi Detached House situated in a superb cul-de-sac position on Jefferson Grove with a range of amenities close by including the newly opened Northumberland train line, good schooling and transportation links. This property is part of Northumberland County Council Section 106 scheme, being sold at a discounted rate of 20% of the full market value.

The property offers excellent family accommodation and must be viewed internally to be appreciated. Briefly comprising Entrance Hallway, Ground Floor Cloaks/w.c with low level w.c, and wash handbasin Living room with modern decor and stairs to the first floor, Dining Kitchen with a great range of wall and base units with contrasting work surfaces incorporating stainless steel sink unit, gas hob, electric oven, integrated fridge/freezer, plumbing for automatic washing machine, space for table & chairs, french doors opening to a lovely rear garden. To the first floor there are three bedrooms all with the benefit of fitted wardrobes, Family Bathroom with white suite of panelled bath with mains shower over and screen, wash handbasin, low level w.c. Externally there is a lawned garden to the front. To the rear there is a lovely fenced garden with lawn and patio. There are 2 allocated parking bays to the rear as well as visitor parking bays.

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

Entrance Hallway

Ground Floor Cloaks/w.c.

4'4 x 4'0

Lounge

11'10 x 14'1

Dining Kitchen

16'4 x 9'0

First Floor Landing

Bedroom One

12'4 x 8'6 exc robes

Bedroom Two

10'8 x 8'6

Bedroom Three

7'7 x 7'8

Bathroom/w.c.

6'0 x 7'7


Externally





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	97
(81-91) B		
(69-80) C		
(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

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales			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.