



**17, The Beacons Astley Road,  
Seaton Delaval, Whitley Bay NE25 0EZ**

- Maisonette
- Lounge/Diner
- 3 Bedrooms
- Garage to Rear
- Good Location
- Spacious Accommodation
- Fitted Kitchen
- Bathroom & Ensuite
- Ideal for First Time Buyers
- Close to Amenities

**£134,950**





Located in the heart of Seaton Delaval, this impressive Maisonette offers a perfect blend of space and convenience, making it an ideal choice for first-time buyers. With three generously sized double bedrooms, this property provides ample room for comfortable living.

The spacious design allows for a light and airy atmosphere, enhancing the overall appeal of the home.

Situated close to local amenities, including a highly regarded super school and the Northumberland train line, this property is well-connected for both commuting and leisure.

Briefly comprising a Communal Reception Hallway with stairs to Entrance door leading to Reception Hallway, Lovely Lounge/Diner with 2 UPVC windows to the front, through to a fully fitted Kitchen with a good range of wall & floor units with contrasting work surfaces incorporating a stainless steel sink unit, electric hob, oven and extractor hood, integral fridge/freezer and washing machine, Double Bedroom and Bathroom with white suite comprising a panelled bath, washbasin and low level w.c.. To the First floor there are a further Two Bedrooms master with En-suite with separate shower enclosure, wash basin and low level w.c. Externally to the rear there is a single garage.

This maisonette is a must see to truly appreciate the size and quality of accommodation on offer. With its prime location and spacious interiors. Don't miss the chance to make this delightful apartment your new home.

### Communal Hallway

### Reception Hallway

### Lounge/Diner

16'0 x 11'10

### Kitchen

11'2 x 7'9

### Bedroom

11'5 x 11'2

### Bathroom

8'6 x 6'9

### 2nd Floor Landing

### Bedroom

11'7 x 10'0

### Ensuite

6'1 x 5'7

### Bedroom

15'3 x 12'1

### Externally

### Disclaimer

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.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

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 Leasehold

| 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 |                         |                                                                                   |
| 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 |  |



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.