



## 17a Lambley Crescent , Seaton Delaval NE25 0FJ

- Semi-detached home
  - 14Ft Lounge
  - Fitted Kitchen
- Family bathroom/en-suite
- Viewing Recommended
- Lovely Location
- 11ft Dining Room
- 3 Bedrooms
- Garage & Gardens
- No upper chain

**Offers Over £209,950**





\*\*\*\*NO UPPER CHAIN\*\*\*\*LOVELY HOME\*\*\*\*MUST BE VIEWED\*\*\*\*

Pleasantly situated on the ever so popular Wheatridge Park estate offering excellent family accommodation.

Internal viewing is essential to fully appreciate the quality of property on offer. There is a welcoming hallway with access to living room and kitchen, ground floor WC, the living room has a feature fireplace with electric fire, double doors opening to Dining room with space for dining table and chairs, French doors opening to rear garden. Fitted kitchen with the benefit of integrated fridge freezer and dishwasher, gas hob and electric oven.



To the first floor there are three well proportioned bedrooms, master with En-suite, Bedroom 1 and 2 both have fitted robes, family bathroom with White suite of panelled bath, pedestal wash hand basin and low level WC.



Externally there is a garden and driveway leading to garage with up and over door, plumbing for washing machine and space for tumble dryer. To the rear is a further garden which has been fenced, patio, lawn and decking for patio furniture.



**Ground floor Cloaks/WC**

**Reception Hallway**

**Lounge**  
14' 2 x 10'8

**Dining Room**  
11'2 x 9'7

**Kitchen**  
10'1 x 8'2

**First Floor landing**

**Bedroom 1**  
9'3 x 8'7 (excluding robes)

**En-suite**  
7'6 x 4'5

**Bedroom 2**  
10'3 x 8'4 (including wardrobes)

**Bedroom 3**  
10'7 x 7'4

**Bathroom/WC**  
4'7 x 7'0







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

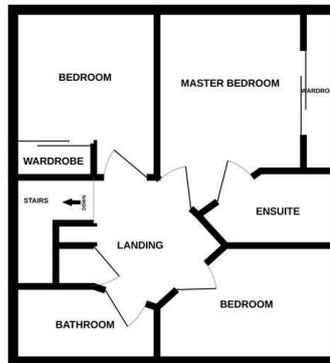
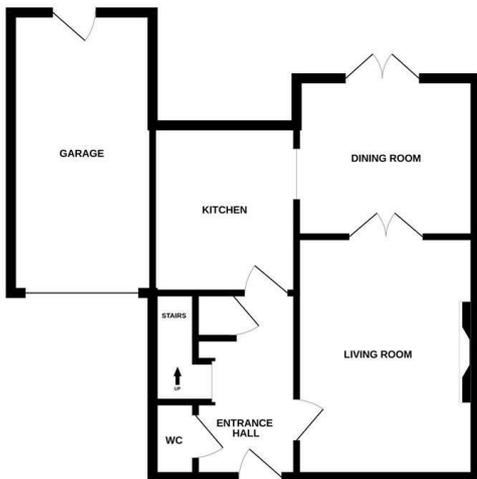
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



GROUND FLOOR

FIRST 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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