



## 12 Malvern Road

Seaton Sluice, Whitley Bay NE26 4BZ

- Well extended to the rear
- Sought after location
- 17Ft Dining Room
  - 15ft Kitchen
- Three Bedrooms
- Semi-detached home
  - 14Ft Lounge
  - 9Ft Breakfast room
- Utility area/ground floor WC
- Modern Shower room

**£279,950**







Situated in the ever so sought after area of Seaton Sluice within walking distance to the sea front and local amenities. Being sold with the benefit of no upper chain.

Briefly comprising Entrance Hallway, Living room to the front with bay window and feature fireplace, good sized Dining Room, Breakfast room with patio doors to the rear, 14Ft Kitchen, Utility area, ground floor WC. To the first floor there are 3 Bedrooms, 2 of which have built in wardrobes, shower room with walk in shower enclosure with electric shower, vanity wash hand basin and low level WC.



Externally to the front is a driveway leading to a garage which has light and power and electric door. Garden area. To the rear is a fenced garden with gravel and paved patio, garden shed.



### Entrance Porch

### Reception Hallway

### Lounge

14'4 x 11'8

### Dining Room

17'11 x 9'4

### Breakfast Room

9'4 x 7'9

### Kitchen

15'11 x 8'0

### Utility Room

### Ground floor cloaks/WC

### First floor landing

### Bedroom 1

11'11 x 10'8

### Bedroom 2

11'3 x 10'1

### Bedroom 3

6'11 x 6'8

### Shower Room

7'0 x 6'11

### 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 C  
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		
	88	92
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	



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