



37 Blackhaugh Drive

Seaton Delaval, Whitley Bay NE25 0FF

- End link home
- Ideal first purchase
 - Lounge
 - Three Bedrooms
- Good condition throughout
- Situated on popular development
- Good sized accommodation
- Fabulous Dining Kitchen
- Rear Garden and Driveway
- 25% Shared Ownership

£48,750





An excellent opportunity to purchase this fabulous end link home situated on the popular Wheatridge Park Estate, close to all local amenities and the new Northumberland train line for commuting.

The property has been well improved and well worthy of an internal inspection. Offered for sale on the basis of shared ownership with a 25% share. Monthly rent is paid to Riverside housing association for the remaining 75% share which is currently £464.41 per month and the monthly service charge is £45.12.



Briefly comprising Hallway, Lounge, well presented Kitchen/Dining room with an excellent range of wall and floor units with gas hob and double oven, ample space for Dining room table and chairs and larder cupboard leads to, Utility room and ground floor Cloaks/WC, To the first floor there are 3 well proportioned Bedrooms and family bathroom comprising White suite of panelled bath, pedestal wash hand basin and low level WC.

Externally there are gardens to the front and rear and driveway offering off street parking. Also benefiting from gas central heating, double glazing and solar panels.



Entrance

Lounge
14'2 x 13'2

Dining Kitchen
14'1 x 12'6

Utility area
7'5 x 6'0

Ground floor Cloaks/WC

Stairs to the first floor

Bedroom 1
13'6 x 8'10

Bedroom 2
12'10 x 9'2

Bedroom 3
9'9 x 9'7

Bathroom/WC

Gardens

Driveway





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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.