



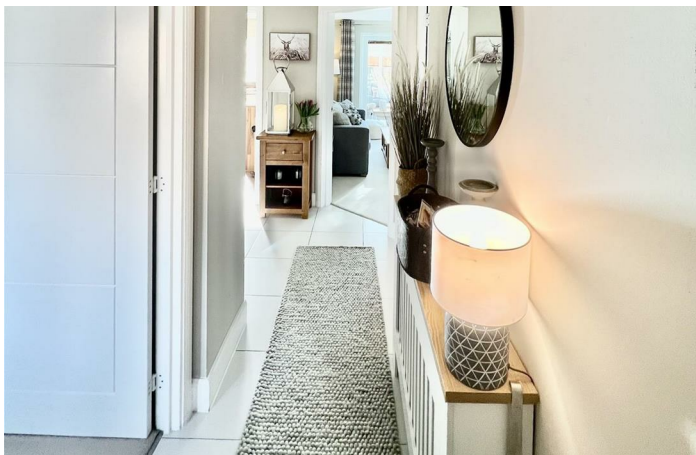
36 Ambridge Way

Seaton Delaval, Whitley Bay NE25 0PY

- Stunning Detached House
 - Sun Room
 - Lovely Rear Garden
 - Three Reception Rooms
 - Cloakroom
- Popular Location
- Bathroom & Ensuite
- Three/Four Bedrooms
- Double Width Driveway
- Immaculate Throughout

Offers Over £299,950





Composite entrance door leading to...

Reception Hallway

Tiled floor, central heating radiator with built in decorative cover, staircase leading to first floor.

Dining Room

8'1 x 9'8

UPVC double glazed window to the front elevation, central heating radiator, storage cupboard.

Lounge

12'1 x 11'10

UPVC double glazed French doors leading to sun room, central heating radiator, TV point.

Sunroom

13'1" x 13'1"

UPVC double glazed windows with fitted venetian blinds and French doors leading to the rear garden, central heating radiator, TV point.

Kitchen

10'10 x 8'8

UPVC double glazed window to the rear elevation, fitted with an excellent range of wall, floor and drawer units, tiled splash backs, laminate wooden flooring, contrasting worktops with gas hob, extractor hood, eye level electric oven, integral fridge freezer, integral washing machine, integral dishwasher, stainless steel sink unit with mixer tap and drainer, cupboard housing wall mounted central heating combi boiler, central heating radiator, door to side that leads to rear garden.

Third Reception Room/Fourth Bedroom

Multi-use room which could be used as downstairs fourth bedroom, UPVC double glazed window to the front elevation, TV point, vertical central heating radiator.

Cloakroom

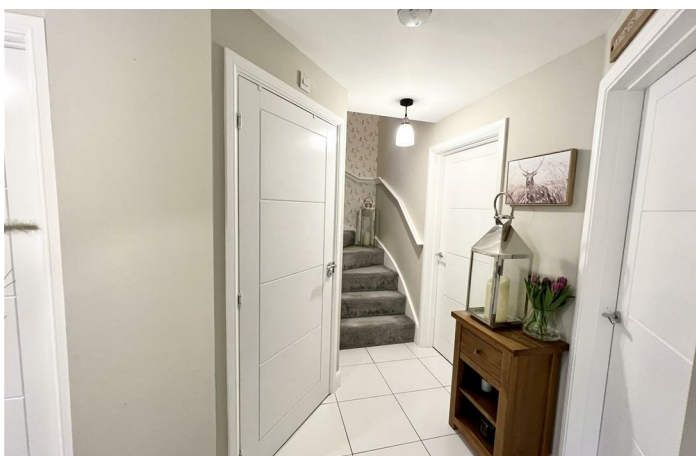
6'0" x 3'3"

Low level WC, wash hand basin, partially tiled walls, tiled floor, chrome ladder style central heating radiator.

Staircase from hallway lead to...

First Floor Landing

UPVC double glazed window to the side elevation.



Master Bedroom

11'9" x 9'9"

UPVC double glazed window to the front elevation, central heating radiator, TV point, fitted wardrobes.

Ensuite

7'7" x 4'9"

UPVC double glazed frosted window to the side elevation, low level WC, hand wash basin with mixer tap, walk in double shower.

Bedroom Two

13'4" x 9'1"

UPVC double glazed window to the rear elevation, central heating radiator, sliding fitted wardrobes.

Bedroom Three

8'11" x 11'0"

UPVC double glazed window to the rear elevation, central heating radiator.

Bathroom

26'2" x 36'1" x 19'8" x 9'10"

UPVC double glazed frosted window to the front elevation, tiled floor, part tiled walls, feature mirror wall, panelled bath with mixer tap, low level WC, pedestal hand wash basin, extractor fan, chrome ladder style central heating radiator.

External

To the front of the property there is a double width block paved driveway, lawn area, well stocked borders and side access gate leading to the rear south facing garden with summer house, decked seating area with pergola, patio, lawn and further well stocked borders. Outdoor timer lighting, security cameras to front, rear and side.



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.

Viewing Arrangements - Sales

OFFICE HOURS:

Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email sd@mlestates.co.uk

VIEWING: Viewing is strictly by appointment through:
- ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT





Local Authority Northumberland Council Council
Council Tax Band D
EPC Rating B
Tenure Freehold



Whilst every attempt has been made to ensure the accuracy of the particulars contained here, measurements of plots, windows, doors and other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The energy efficiency and environmental class have not been tested and is generated by the software used in the preparation of this plan.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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 CO ₂ 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 ₂ 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.