



70 Kearsley Close , Seaton Delaval NE25 0BL

- First Floor Studio Apartment
 - Lounge/Kitchen
 - UPVC Double Glazing
 - Available Now
 - Communal Gardens
- One Bedroom
- Balcony with views to the park
- Well Presented
- Bathroom/Wc
- White Goods

£400 Per Calendar Month





ML Estates are delighted to welcome to the rental market this well presented one bedroom first floor flat situated in this popular area in Seaton Delaval with open to views to the rear. The property is within walking distance to transport links and local amenities. There is close links to the A19 and A1.

Comprising entrance lobby, lounge with double glazed patio doors to the balcony, open plan to the fitted kitchen with a range of white wall and floor units, integrated electric oven and hob, fridge with freezer box and washing machine. There is a double bedroom to the rear of the property with plenty space for bedroom furniture, bathroom with white suite, heated towel rail, wash hand basin, wc, double glazed window, panelled bath with shower.

ACCOMMODATION

Entrance door to lobby with gel filled electric heater and laminate flooring.

BATHROOM/WC

Three piece suite comprising of low level wc, pedestal wash hand basin, panelled bath with shower over, tiling to walls, double glazed frosted window and laminate flooring.

LOUNGE/KITCHEN

9'4"

LOUNGE AREA

UPVC double glazed patio doors to balcony, coving, parquet style floor tiles, gel filled electric heater, storage cupboard.

KITCHEN AREA

The kitchen area is fitted with floor and wall units, contrasting work surfaces, stainless steel sink unit, tiling to walls, electric oven and hob, plumbed for washing machine, tiled floor, UPVC double glazed window to the front elevation.

BEDROOM

7'5"

UPVC double glazed window to rear elevation, gel filled electric heater, coving to ceiling, loft access.

EXTERNAL

There are communal gardens.

Rental Fees

In order to proceed with this property the applicant is required to pay 1 weeks rent (£80.77) to commence referencing checks. On the day the tenancy commences the tenant pays the balance of the first months rent (£269.23) and the damage deposit (£350)

Viewing Arrangements - Lettings

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
lettings@mlestates.co.uk

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





Local Authority Northumberland County Council
Council Tax Band A
EPC Rating C
Tenure

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		
	70	78
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		
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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

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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.