



26 Jefferson Grove

Seaton Delaval, Whitley Bay NE25 0QE

- Immaculate throughout
 - Cul De Sac Location
 - Modern dining Kitchen
 - Gardens to front and rear
 - Popular Location
- Must be viewed
 - Ground floor Cloaks/WC
 - 2 Bedrooms
 - Allocated parking bay
 - Ideal first time purchase

£132,000





****ATTENTION FIRST TIME BUYERS****

Situated on the Wheatfields Estate, built by Miller Homes in this outstanding mid link house located in a cul de sac position close to the newly opened Northumberland Trainline, good schooling and local amenities. The property is part of Northumberland County Council section 106 scheme, being sold at a discount rate of 20% of full market value.

Briefly comprising Entrance lobby, Ground floor cloaks/wc, Lounge to front with staircase leading to first floor, modern Dining Kitchen with an excellent range of wall and floor units with contrasting work surfaces incorporating sink unit, electric hob and oven, extractor, plumbed for washing machine, integrated fridge freezer, space for small table and chairs, French doors opening to rear garden.

To the first floor there are 2 Bedrooms and Bathroom/WC comprising White suite of panelled bath with mains shower over, wash hand basin and low level WC.

Externally there is a lawned garden to the front, whilst to the rear is a fenced garden with lawn, patio area ideal for garden furniture.

Entrance lobby

Lounge

13'6 x 11'3

Kitchen

14'3 x 8'11

First floor landing

Bedroom 1

10'8 x 11'7 exclu robes

Bedroom 2

12'1 x 6'5

Bathroom

7'6 x 7'2

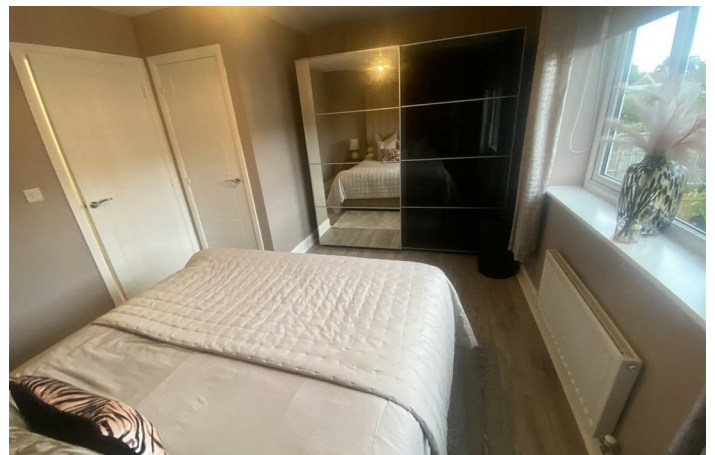
Externally

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.

ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.





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

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		
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	

