



24 Hartley Street

Seaton Delaval, Whitley Bay NE25 0AA

- First Floor Flat
- Close to good road links and New Train line
 - Fitted Kitchen
 - Two bedrooms
 - Private rear yard
- Situated in centre of Seaton Delaval
 - Spacious Lounge
 - Multi purpose room
 - Bathroom with shower
 - Viewing recommended

Offers In The Region Of £90,000



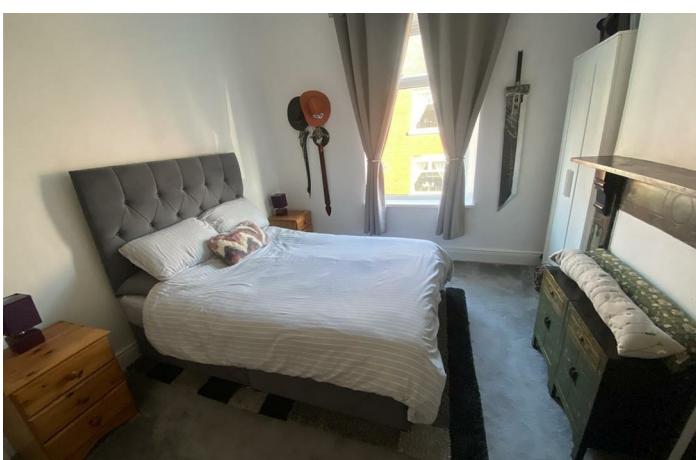


Conveniently situated in the heart of Seaton Delaval is this well presented first floor flat, close to all local amenities, good road links for commuting and the new Northumberland train line for direct access to Newcastle.

The property comprises of Entrance hall with stairs to the first floor, Lounge to the rear, re-fitted kitchen with a good range of wall and floor units with gas hob and electric oven , door with stairs lead to rear yard. Bathroom with White suite comprising of panelled bath with shower over, wash hand basin and low level WC. There are two bedrooms plus a multi purpose room which would make an ideal nursery, study or hobby room.



Externally there is a yard to the rear, also benefiting from gas central heating and UPVC Double Glazing.



Entrance Hallway

Stairs to first floor

Lounge

12'0 x 12'5

Kitchen

9'9 x 7'1

rear lobby

Bathroom

7'0 x 6'10

Bedroom 1

9'11 x 10'6

Bedroom 2

9'3 x 7'6

Multi purpose room

7'0 x 6'2

Rear Yard

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
Council Tax Band A
EPC Rating
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		



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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.