



## 4 Martindale Place

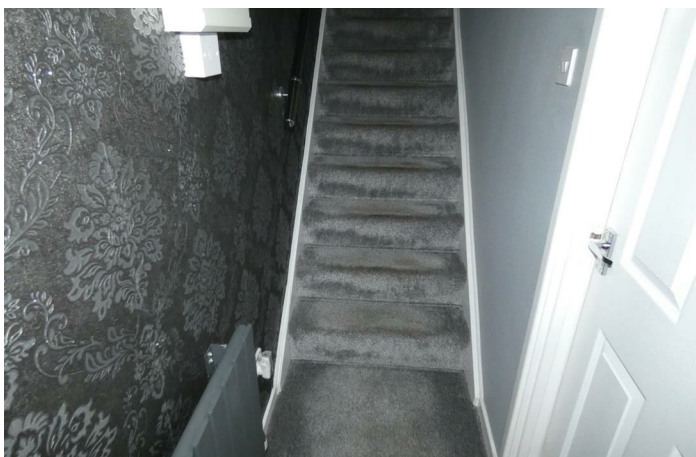
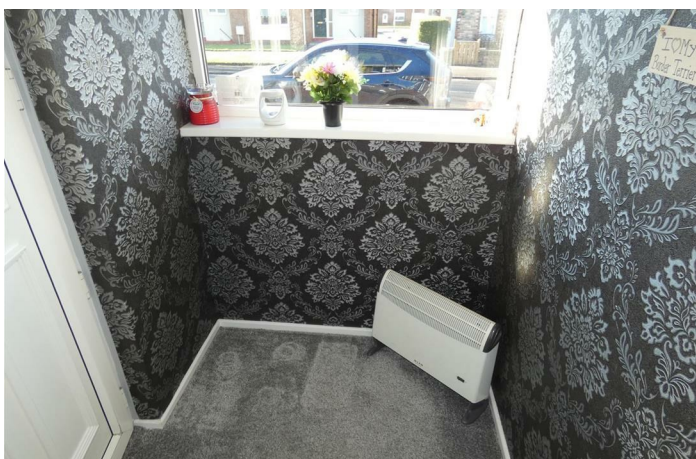
Seaton Delaval, Whitley Bay NE25 0BT

- Mid Link House
- Ideal First Time Buy
  - Gardens
  - Conservatory
  - Garage in Block
- Three Bedrooms
- Dining Kitchen
- Ready To Move Into
- Refitted Bathroom
- Superb Property

**£149,950**







## ACCOMMODATION

UPVC double glazed entrance door leading to...

## ENTRANCE PORCH

UPVC double glazed windows, UPVC double glazed inner door to...

## HALLWAY

Staircase to first floor, modern style central heating radiators, door to...

## LOUNGE

14'5 x 13'4

UPVC double glazed window to the front elevation, coving to ceiling, understairs storage cupboard, modern central heating radiator.

## DINING KITCHEN

17'7 x 10'10

Fitted with a range of wall and floor units with contrasting worksurfaces, incorporating stainless steel sink unit with mixer tap, gas hob, electric oven, extractor, integrated dishwasher, washing machine and fridge freezer, wine rack, cupboard housing central heating boiler, space for dining table and chairs, UPVC double glazed window to the rear elevation, UPVC double glazed sliding patio doors to the rear, central heating radiator, vinyl flooring.

## CONSERVATORY

9'8 x 8'8

UPVC double glazed window and UPVC double glazed entrance door to the rear, central heating radiator, vinyl flooring.

Staircase from hallway lead to...

## FIRST FLOOR LANDING

Storage cupboard, loft access.

## BEDROOM ONE

13'8 x 8'3

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

## BEDROOM TWO

9'11 x 9'2

UPVC double glazed window to the rear elevation, fitted sliding door wardrobes.

## BEDROOM THREE

8'3 x 7'0

UPVC double glazed window to the front elevation, central heating radiator, built in bulkhead cupboard.

## BATHROOM

Comprising white suite of panelled bath with mains shower over and screen, vanity hand wash basin, low level WC, recessed lighting, laminate flooring, chrome ladder style central heating radiator.

## EXTERNAL

Lovely decking area to the front of the property ideal for pots, planters and seating area, gravelled area.

To the rear there is a yard garden which is paved for easy maintenance, outside tap and side gate to the rear.

## 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

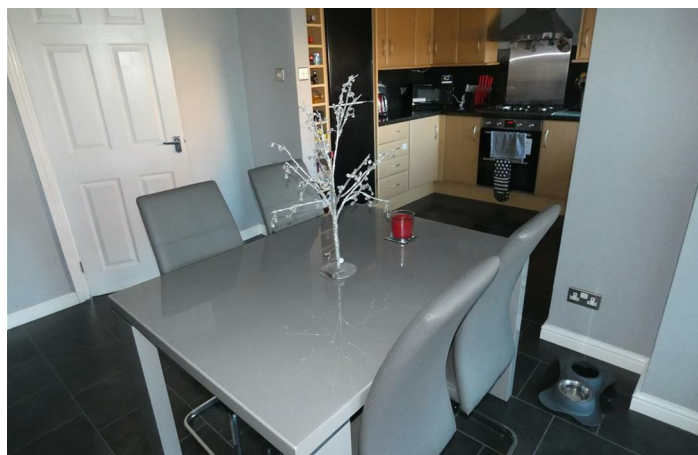
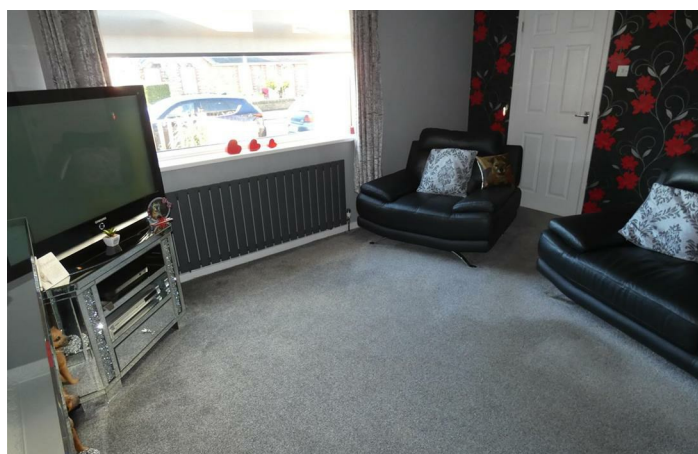
We are contactable after hours on our social media pages and via email [sd@mlestates.co.uk](mailto:sd@mlestates.co.uk)

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

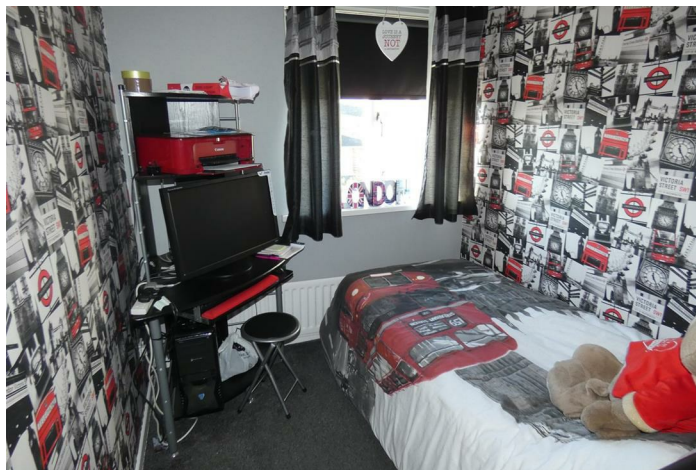
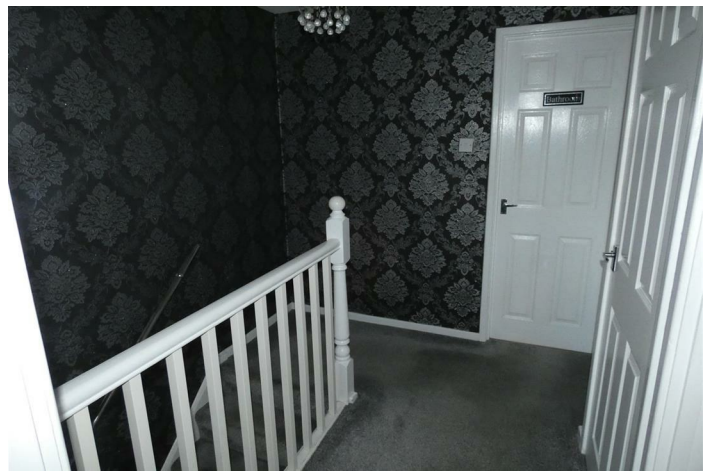
## A PROPERTY TO SELL?

A PROPERTY TO SELL?

IF YOU ARE THINKING OF MOVING TO A NEW PROPERTY IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON 0191 237 6060.









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

EPC Graph - Coming Soon!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(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	

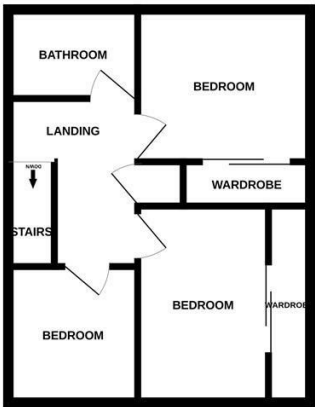
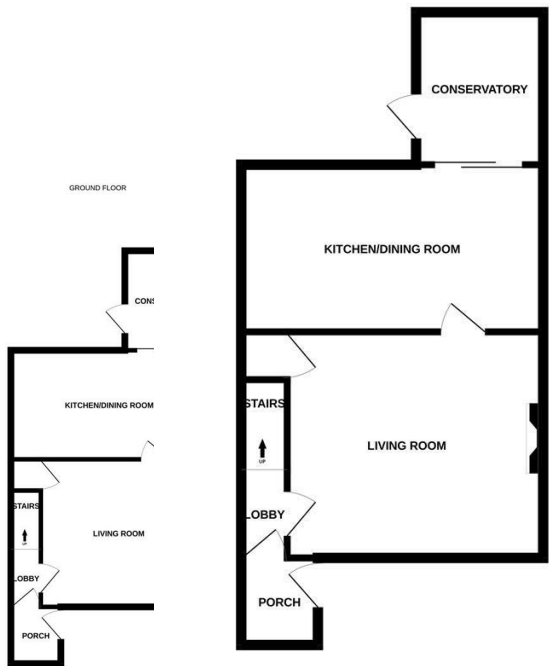
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Floor Plan - Coming Soon!

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2022)

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.