



## 26 Baxter Place , Seaton Delaval NE25 0AP

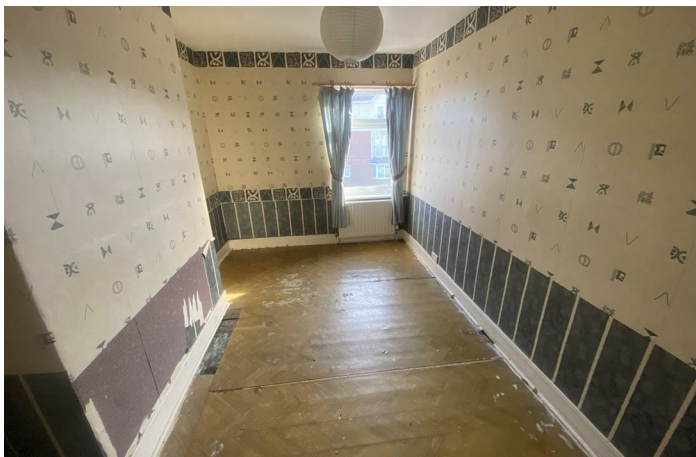
- End Terraced House
  - Kitchen
  - Bathroom/w.c.
  - Gas Central Heating
- Requires Modernisation
- 16'0 Lounge
- Two Bedrooms
- Upvc Double Glazing
- Centrally located
- No Upper Chain

**£112,500**





Situated in the heart of Seaton Delaval is this two bedroomed end terraced house. Seaton Delaval benefits from local shops, new state of the art school and recently opened train station with trains to Newcastle City Centre. The accommodation on offer briefly comprises Entrance Lobby, 16'0 Living Room, Kitchen with door to rear, Bathroom/w.c. To the first floor there are two bedrooms. Externally there is a walled garden to the front and to the rear is a brick built storage shed. Although this property does require modernisation it has gas central heating, upvc double glazing and new composite front and rear door. The property is being sold with no upper chain.



## Entrance Lobby

### Lounge

16'9 x 15'6

### Kitchen

12'8 x 10'10

### Bathroom

6'10 x 5'3

### Bedroom 1

15'10 x 8'5

### Bedroom 2

12'9 x 8'0

### Disclaimer

#### DISCLAIMER:

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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 County Council  
**Council Tax Band** A  
**EPC Rating** D  
**Tenure** Freehold

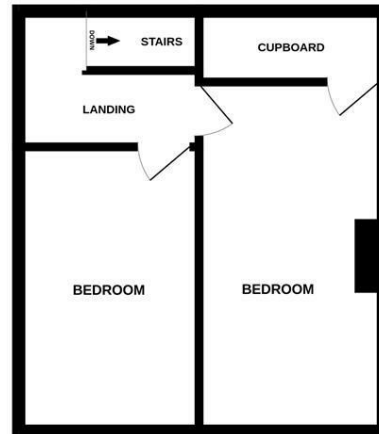
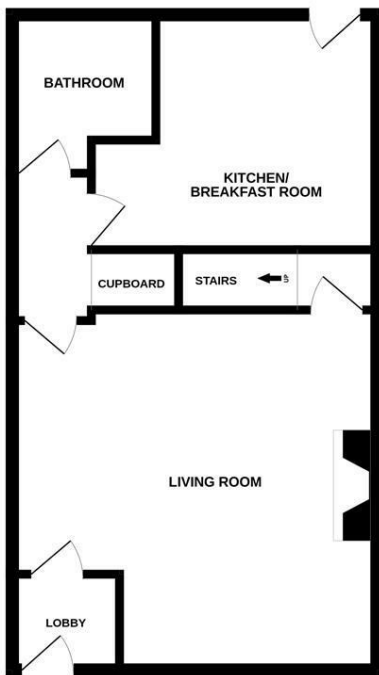
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	86
(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



GROUND FLOOR

FIRST 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.  
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