



51 Ashkirk Way

Seaton Delaval, Whitley Bay NE25 0JT

- Enviable Location Close to Dene
 - Lounge
 - Two Bedrooms
- Private Rear Garden
 - Extended Lease
- Ground Floor Flat
 - Extended Kitchen
 - Shower Room/w.c.
 - Garage
 - View Early

£125,000





Rarely available in this favourable locality on the edge of Holywell Dene is this stunning, extended two bedroomed ground floor flat. The well maintained accommodation briefly comprises Entrance lobby to the front. Lounge with fireplace and electric fire, Extended and fitted kitchen with a good range of wall, floor and drawer units, built in electric oven, gas hob and extractor fan. Breakfast bar. Door to rear garden which in turn leads to the garage and parking. There are two bedrooms (both with fitted wardrobes) and a shower room/w.c. with built in w.c. vanity unit housing wash hand basin and shower cubicle with electric shower. Externally there is a lawned area to the front and easy access to Holywell Dene, good sized low maintenance rear garden and single garage. View early to avoid disappointment.



Entrance Lobby

Lounge

15'0 x 17'9 (narrowing to 11'1)

Kitchen

12'11 x 8'3

Bedroom 1

13'0 x 8'6

Bedroom 2


9'4 x 7'5


Shower Room

6'8 x 6'3



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

| Energy Efficiency Rating | |
|---|---|
| | 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 | |
| Current: 67 | Potential: 74 |
| England & Wales | EU Directive 2002/91/EC  |

| Environmental Impact (CO ₂) Rating | |
|---|---|
| | 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 | |
| Current: 67 | Potential: 74 |
| England & Wales | EU Directive 2002/91/EC  |



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.