



22 Seaburn View

New Hartley, Whitley Bay NE25 0SB

- Corner Sited Semi Detached House
 - Lovely Village Location
 - Breakfasting Kitchen
- Bathroom with over bath Shower
 - No Upper Chain
- Excellent First Purchase
 - Living Room
 - 2 Bedrooms
- Gardens Front, side & rear
 - Ready to Move into

£149,950





**** First Time Buyer Alert****

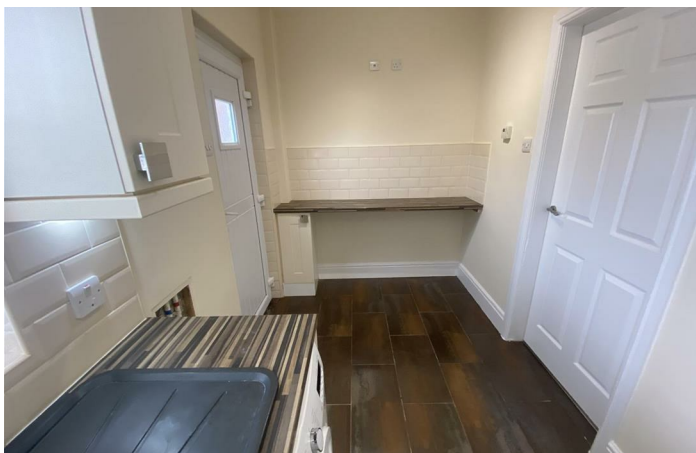
A corner sited Semi Detached House, offering ready to move into accommodation. Close to local amenities and the Northumberland Trainline in Seaton Delaval. The property has the added advantage of being sold with No Upper Chain. The property has recently been re-decorated, new carpets and blinds as well as a new central heating boiler.



Briefly comprising Reception Hallway, Lounge to front with storage cupboard housing boiler, Fitted Kitchen with a good range of wall & floor units with contrasting work surfaces incorporating sink unit, gas hob, electric over and extractor hood. Breakfast bar area and access to rear garden. To the first floor there are 2 Bedrooms master with built in wardrobe, Bathroom with white suite of panelled bath with screen and mains shower over, wash handbasin and low level w.c.

Externally there is a walled lawned garden to front & side, whilst to the rear there is a paved garden with outhouse for storage and side access gate.

Viewing is strongly recommended.



Reception Hallway

Living Room

15'5 x 11'6

Kitchen

13'1 x 6'6

First Floor Landing

Bedroom One

11'5 x 10'7

Bedroom Two

11'2 x 8'1

Bathroom/w.c

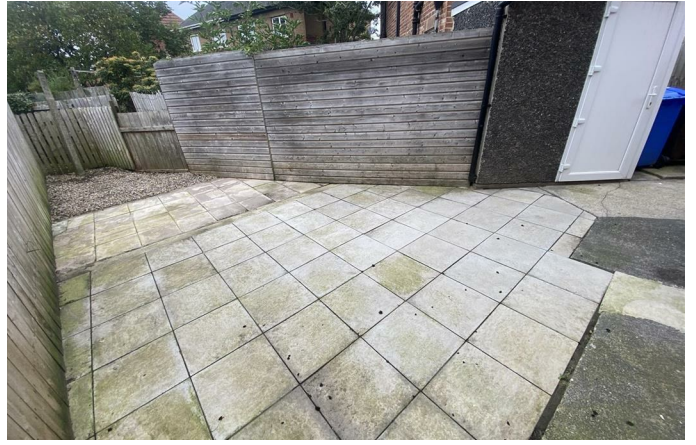
6'6 x 6'1

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 County Council
Council Tax Band A
EPC Rating C
Tenure Freehold

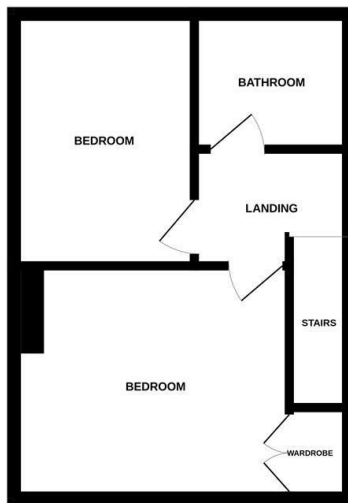
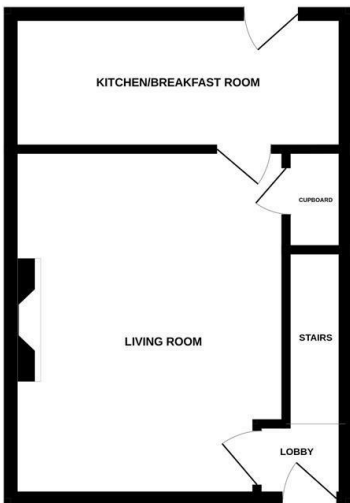
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	77
England & Wales		EU Directive 2002/91/EC	

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	



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.
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