



51 Blyth Street

Seaton Delaval NE25 0DY

- First Floor Flat
- Lounge to the rear
- Kitchen with built in cooker
- Gas Central Heating
- Available Now
- Two Bedrooms
- Spacious Bathroom
- UPVC Double Glazing
- On Street Parking

£79,950





Nestled in the charming area of Seaton Delaval, this delightful first-floor flat on Blyth Street offers a perfect blend of character and modern convenience. With two spacious bedrooms, this property is ideal for first-time buyers seeking a comfortable and inviting home or equally desirable for an investment.

The flat boasts a generous reception room, providing ample space for relaxation and entertaining. The well-proportioned bedrooms ensure a restful. The property is free from any upper chain, allowing for a smooth and hassle-free purchase.



Situated close to local amenities, residents will enjoy easy access to shops, cafes, and essential services. Additionally, the proximity to the train station makes commuting a breeze, connecting you effortlessly to nearby towns and cities.

This first floor flat combines period charm with practical living, making it a wonderful opportunity for those looking to establish themselves in a vibrant community. Don't miss the chance to make this lovely flat your new home.



ACCOMODATION

UPVC double glazed entrance door leading to...

INNER LOBBY

Staircase leading to...

FIRST FLOOR LANDING

Storage cupboard, loft access.

LOUNGE

10'7 x 14'5

UPVC double glazed window to the rear elevation, central heating radiator, TV and telephone points, storage cupboard, laminate flooring.

KITCHEN

12'11 x 7'10

Modern fitted wall, drawer and base units with contrasting work surfaces, stainless steel sink unit with mixer tap and drainer, electric oven, gas hob, concealed extractor fan, fridge/freezer and washer, space for automatic washing machine, wall mounted combination boiler, UPVC double glazed window to the side elevation, central heating radiator, laminate flooring.

BEDROOM ONE

14'5 x 12'8

UPVC double glazed window to front elevation, central heating radiator, laminate flooring, coving to ceiling and TV point.

BEDROOM TWO

9'7 x 8'0

UPVC double glazed window to front elevation, dado rail, central heating radiator.

BATHROOM

11'11 x 7'0

UPVC double glazed frosted window to the rear elevation, bath with shower over, low level WC, wash hand basin, central heating radiator, laminate flooring, extractor fan, tiled splash backs.

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
lettings@mlestates.co.uk

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

Local Authority Northumberland County Council
Council Tax Band A
EPC Rating C
Deposit
Furnishing null

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	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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



ML Estates Lettings Office

27 Avenue Road, Seaton Delaval, Tyne
And Wear, NE25 0DT

Contact

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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.