



## 78 Kearsley Close , Seaton Delaval NE25 0BL

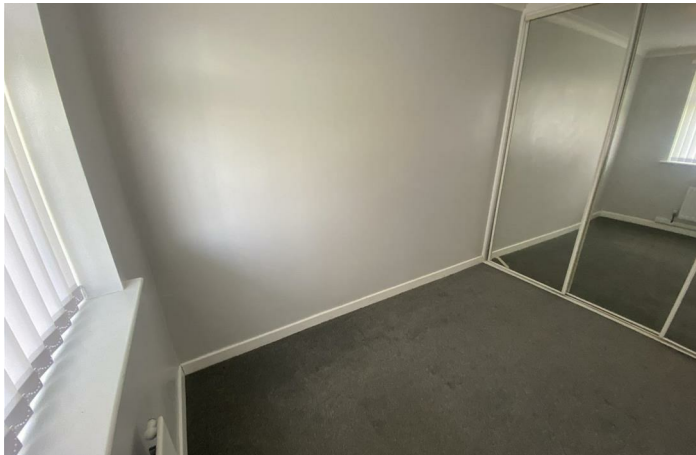
- Ground Floor Flat
  - Lounge
- Double Bedroom
- Convenient Location
- Available Now
- Fitted Kitchen
- Bathroom/w.c
- Close to Local Amenities

**£495 PCM**





One bedroom ground floor flat available now. Accommodation comprises: Entrance lobby, Lounge, Kitchen, Bedroom, Bathroom/WC, gas central heating and UPVC double glazing.



**Entrance Lobby**

**Lounge**  
11'1 x 9'4

**Kitchen**  
6'1 x 6'0


**Bedroom One**  
9'9 x 7'5


**Bathroom/w.c.**  
5'5 x 6'0

**Externally**



**Local Authority Northumberland County Council**  
**Council Tax Band A**  
**EPC Rating**  
**Deposit £495**  
**Furnishing Unfurnished**

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



**ML Estates Lettings Office**

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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.