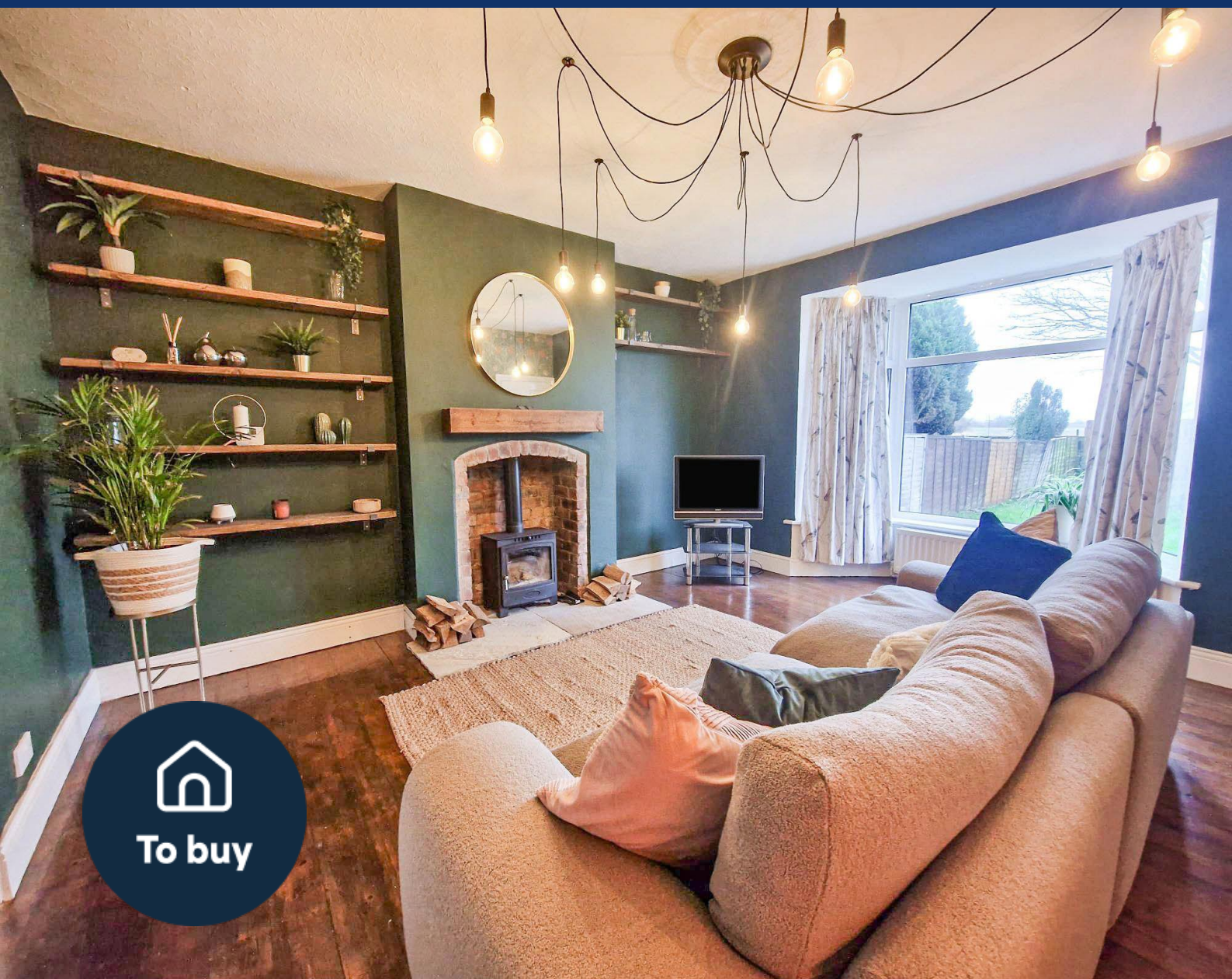




2 bed terraced house to buy in

Manners Gardens, Seaton Delaval, Whitley Bay, Northumberland, NE25 0DR

£129,995

 x2  x1  x1

Tenure

Freehold

Off Street parking

Property features

- ✓ Beautifully Presented Terrace
- ✓ Two Bedrooms
- ✓ Large Garden To Rear With Open Views
- ✓ Great Location Close To Coast Amenities & Transport Links
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

Arrange a viewing

Faye McCarthy
Branch Manager
Bedlington

01670 568097
bedlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This modern two bedroom terrace property is a must view.

Updated by the current owner Manners Gardens has been transformed into ready to move into home.

With exposed floor boards, wood burning stove, open country views to the rear this property is tucked away.

Making it an ideal home for those looking for a quite location yet close to all amenities.

Briefly comprising: Entrance hall, lounge, kitchen, bathroom/w.c, landing & two good sized bedrooms. Externally there is a mature garden, yard with storage shed & parking.

Seaton Delaval is an attractive coastal town within close proximity to the beautiful North East coastline, wide range of amenities, good schooling, and excellent transportation links.

Council Tax Band: A

Tenure: Freehold

Price: Offers In Excess Of £129,995

Property Type: Terraced House

Parking: Off Street

Heating: Gas

External

The front elevation provides driveway parking and shed storage. A good size fenced rear garden mainly to lawn with a decked seating area.



Bedroom Two

4.15m x 2.41m (13'7" x 7'10")

Double glazed window to the rear elevation, radiator.



Bedroom One

4.86m x 3.24m (15'11" x 10'7")

Double glazed window to the rear elevation, radiator.



First Floor Landing

Double glazed window and access to bedrooms.

Rear Entrance

With access to the rear garden, stairs to the first floor.

Lounge

4.99m x 4.74m (16'4" x 15'6")

Spacious lounge with bay window overlooking the rear garden, natural wood floorboards, wood burning stove with brick insert and wood plinth, TV point, radiator, understairs cupboard housing central heating boiler.



Bathroom

1.80m x 2.57m (5'10" x 8'5")

Ground floor bathroom with low level wc, wash hand basin, P shaped bath with shower over, inset shelving, wood effect flooring, white ladder radiator.



Kitchen

2.99m x 2.65m (9'9" x 8'8")

A modern fitted kitchen with a good range of wall floor and drawer units, complementary work surface, tiled splash back, white ceramic sink unit with mixer tap over, gas cooker point, plumbed for washing machine, tiled flooring, double glazed window, radiator.



Entrance

Composite door leading to the kitchen.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**17-18 Market Place, Bedlington, Tyne & Wear, NE22 5TN, Tel: 01670 568097,
bedlington@pattinson.co.uk, www.pattinson.co.uk**

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