



## 2 bed semi-detached house to buy in NE25

Bolam Way, Seaton Delaval, Whitley Bay, Northumberland, NE25 0EN

# £150,000

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Two Bedroom Extended Semi Detached House
- ✓ Popular Location
- ✓ Utility Room
- ✓ Open Aspect to the Rear
- ✓ EPC Rating C

Off Street parking

Garden

## Key Information

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

## Description

Pattinson welcome to the sales market this extended and charming two bedroom semi-detached house located in this quiet location in the quaint village of Seaton Delaval, Whitley Bay, nestled in Seaton Delaval, and a stone's throw away from the beautiful North East coastline, this property enjoys a prime location. The local amenities of Whitley Bay are within close proximity, with a variety of shops, restaurants, and public transport links to help complement your lifestyle.

Comprising entrance hallway with laminate floor flooring, double glazed window, extended fully fitted kitchen with a range of wall and floor units, breakfast bar, door to the rear garden, utility room, lounge to the front of the property with log burner, open plan to the dining area with double doors to the garden, first floor landing with double glazed window, bedroom 1 double to the front of the property with fitted cupboard, bedroom 2 double to the rear of the property with fitted cupboard, bathroom with white suite, shower over the bath. Externally there is a driveway to the front, good sized rear garden with lovely open aspect. NO UPPER CHAIN!!! Please contact our Coastal office 0191 2531301 or [whitley.bay@pattinson.co.uk](mailto:whitley.bay@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: £150,000

Property Type: Semi-detached house

USPs: Garden

Parking: Off Street

Heating: Gas

## Lounge

6.50m x 3.80m (21'3" x 12'5")

Spacious lounge to the front of the property with double glazed window, laminate floor, log burner, radiator, dining area with doors to the rear garden.



## Hallway

3.76m x 2.03m (12'4" x 6'7")

Laminate flooring, double glazed window, radiator.



## Dining Area

Laminate floor, doors to the garden, access to the kitchen,



## Kitchen

5.60m x 2.50m (18'4" x 8'2")

Fully fitted extended kitchen with a range of wall and floor units, breakfast bar, double glazed window, radiator, door to the rear garden, access to the utility room



## Utility Room

2.50m x 1.80m (8'2" x 5'10")

Double glazed window, heated towel rail, double glazed window, access to the side of the property



## Landing

1.95m x 1.85m (6'4" x 6'0")

Double glazed window, loft access with ladder.



## Bedroom 1

5.65m x 2.88m (18'6" x 9'5")

Double bedroom to the front of the property with double glazed window laminate floor, radiator.



## Bedroom 2

3.66m x 3.15m (12'0" x 10'4")

Double bedroom to the rear of the property with double glazed window laminate floor, radiator, storage cupboard, lovely open aspect.



## Bathroom

2.44m x 1.67m (8'0" x 5'5")

White suite, wash hand basin, wc, shower over the bath, fully tiled walls, two double glazed windows, tiled floor, heated towel.



## Garden

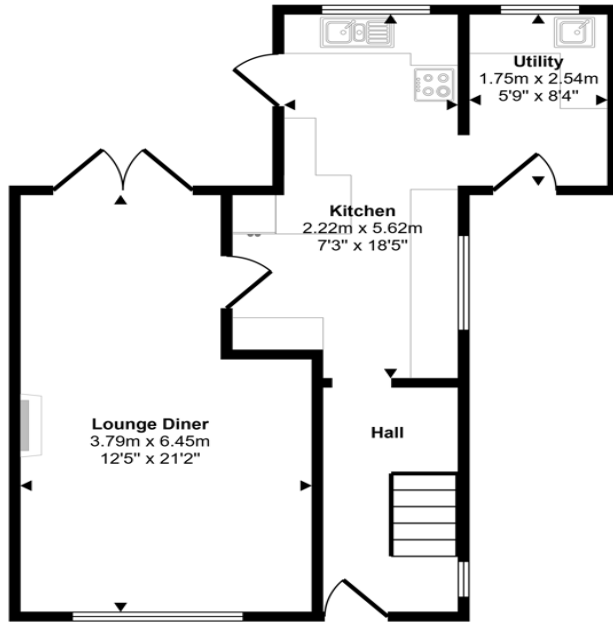
Good sized rear garden with lawn, fenced and shrubs, open view to the rear with playing fields.



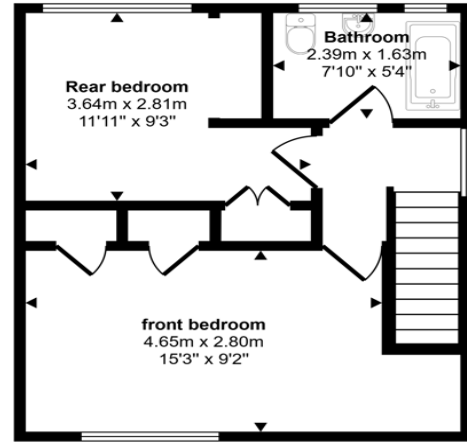
Rear



Approx Gross Internal Area  
83 sq m / 891 sq ft



Ground Floor  
Approx 47 sq m / 508 sq ft



First Floor  
Approx 36 sq m / 384 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Bolam Way, Seaton Delaval, Whitley Bay, Northumberland, NE25 0EN

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

