



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

Mindrum Way, Seaton Delaval, Whitley Bay, Northumberland, NE25 0HZ

**£155,000** Offers over

 x2
  x1
  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Beautifully presented home!
- ✓ Modern throughout
- ✓ Two double bedrooms
- ✓ South facing garden
- ✓ EPC Rating C

## Key Information

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

## Description

Fantastic home available for sale! This beautifully presented home has lots on offer and is in great condition with modern fixtures and fittings. The living room is the hub of the home with an attractive and practical log burner. The current owners have also added a practical utility room to the rear which has plumbing for a washing machine and dryer. Modern timber internal doors also add to the modern and traditional feel of the property.

There are two double bedrooms and a modern family bathroom to the first floor and loft access.

Externally there is an attractive landscaped garden with a southerly facing garden.

Call us to arrange a viewing of your dream home today!

Council Tax Band: A

Tenure: Freehold

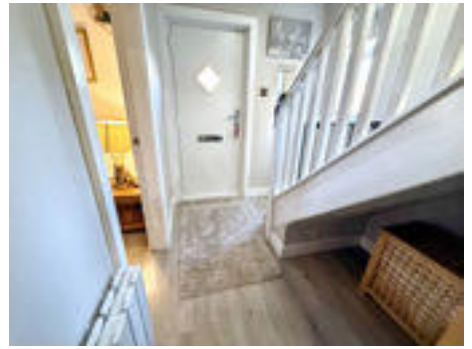
Price: Offers over £155,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Entrance hallway



## Living Room



## Dining area



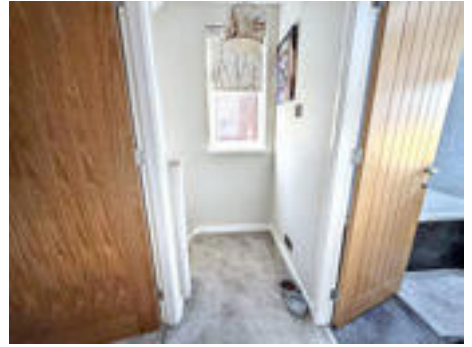
## Kitchen



## Utility room



## Landing



## Bedroom 1



## Bedroom 2



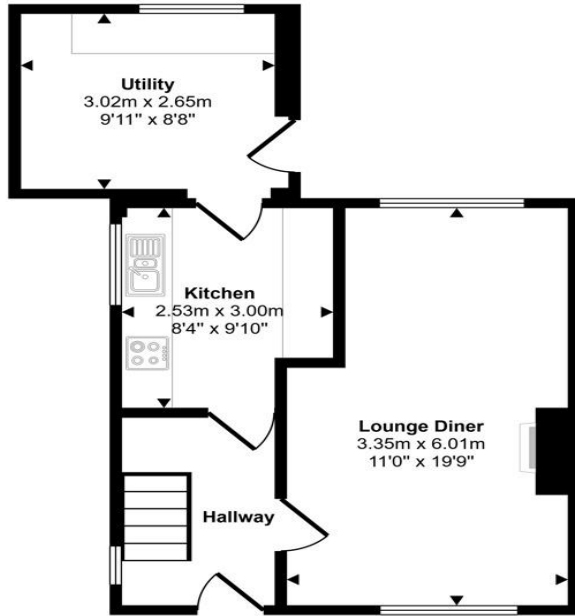
## Bathroom



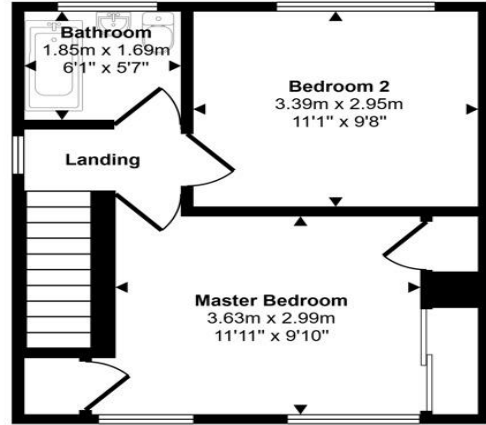
## External



Approx Gross Internal Area  
74 sq m / 796 sq ft



Ground Floor  
Approx 41 sq m / 440 sq ft



First Floor  
Approx 33 sq m / 355 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>			
(69-80) <b>C</b>		80	82
(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	

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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