

# 61 KEARSLEY CLOSE SEATON DELAVAL WHITLEY BAY TYNE AND WEAR NE25 0BL





- · First Floor Flat
- · Generous Lounge
- · Double Glazed
- Tenant in Situ @ £339.80 pcm



- Popular Development
- · Ideal Investment
- Viewing Recommended
- EPC: D

Price £45,000

## 61 KEARSLEY CLOSE SEATON DELAVAL WHITLEY BAY TYNE AND WEAR NE25

First floor flat on Kearsley Close in Seaton Delaval. Briefly comprising: Entrance hall, kitchen, generous lounge, bedroom and bathroom. BEING SOLD WITH TENANT IN SITU, currently paying £339.80 pcm. The property is double glazed, has electric heating and will provide excellent starter home accommodation at a sensible figure, or alternatively a possible investment opportunity.

#### **ENTRANCE**

Double glazed entrance door.

#### **LOUNGE**

9'02" x 10'09" (2.79m x 3.28m)

Double glazed window to rear, full length storage cupboard.



#### **KITCHEN**

6'09" x 6'00" (2.06m x 1.83m)

Fitted with wall and base units, single drainer sink, electric cooker point, space for washing machine, built in cupboard. Double glazed window to front.



#### **MASTER BEDROOM**

11'07" x 7'05" (3.53m x 2.26m)

Double glazed window to rear Storage heater.

#### **BATHROOM**

White suite comprising; panelled bath, with electric shower over, low level w.c., pedestal wash hand basin, part tiles walls. Double glazed frosted window to front.



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**FRONT** 



#### **LEASEHOLD TENURE**

WE UNDERSTAND THIS PROPERTY IS LEASEHOLD WITH 105 YEARS LEFT. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

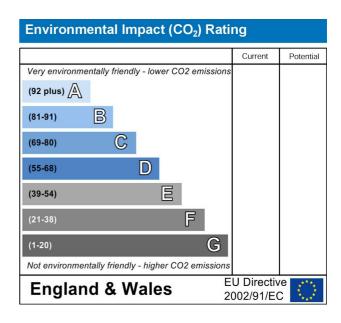
#### **MORTGAGE ADVICE**

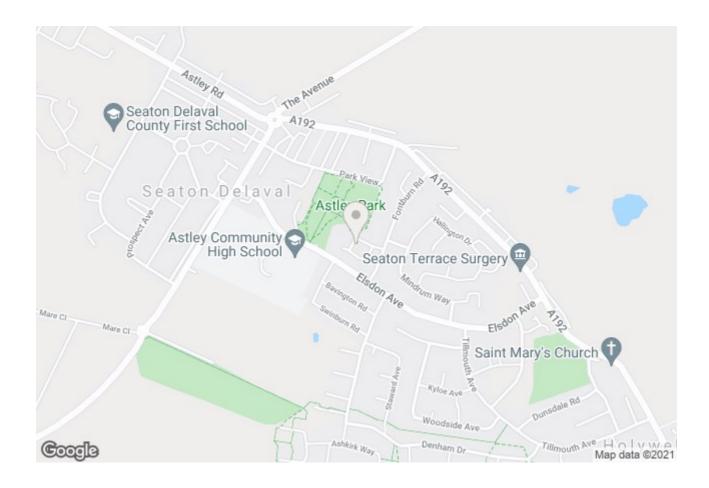
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ORACLE FINANCIAL PLANNING LIMITED MAY PAY RICKARD 1936 LTD A REFERRAL FEE ON COMPLETION OF ANY MORTGAGE APPLICATION.

MAKE AN APPOINTMENT TODAY TO DISCUSS OUR VERY COMPETITIVE DEALS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) B		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales  EU Directive 2002/91/EC		





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