

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**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 0BL

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.



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

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


WE HAVE AN INDEPENDENT MORTGAGE ADVISOR WITHIN OUR OFFICES.

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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com