



2 Ridsdale Close

Seaton Delaval, NE25 0BS

£44,750

- ◆ Ground Floor Flat
- ◆ Close to local amenities
- ◆ Fitted Kitchen
- ◆ Shower room/WC
- ◆ No Upper Chain
- ◆ Ideal for first time buyer or Investment
- ◆ 13ft Lounge
- ◆ One Double Bedroom
- ◆ UPVC Double Glazing
- ◆ Viewing Recommended



2 Ridsdale Close, Seaton Delaval, Tyne & Wear, NE25 0BS



Property Description

Situated close to local amenities in Seaton Delaval is this ground floor flat, offering excellent accommodation for investors and for first time buyers. Well positioned, briefly comprising: Entrance lobby, Living room, fitted kitchen, double bedroom, shower room/WC. Externally there are communal gardens. Also benefiting from UPVC double glazed windows, night storage heating and offered for sale with no upper chain.

ENTRANCE

Front entrance door.

ENTRANCE LOBBY

Laminate flooring, storage cupboard.



SHOWER ROOM/WC

Comprising shower cubicle with electric shower, tiled walls, pedestal wash hand basin, low level WC, laminate flooring.

LOUNGE

10' 8" x 13' 11" (3.25m x 4.24m) UPVC double glazed window to the front, laminate flooring, night storage heater.

KITCHEN

11' 8" x 5' 11" (3.56m x 1.8m) UPVC double glazed window to the side elevation, fitted with a good range of wall and floor units with contrasting work surfaces incorporating stainless steel sink unit with mixer tap, electric hob and oven, tiled splash backs, plumbed for automatic washing machine, laminate flooring.

BEDROOM

11' 6" x 8' 11" (3.51m x 2.72m) UPVC double glazed window to the front, built in wardrobe, over head cupboard.

EXTERNAL

Communal garden area

PROPERTY TENURE

The tenure of the property has been confirmed by the vendor of this property however this property should be clarified by your legal representative prior to exchange of contracts.

A PROPERTY TO SELL?

IF YOU ARE THINKING OF MOVING TO A NEW HOUSE IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION.

PLEASE GIVE US A CALL ON 0191 237 6060.

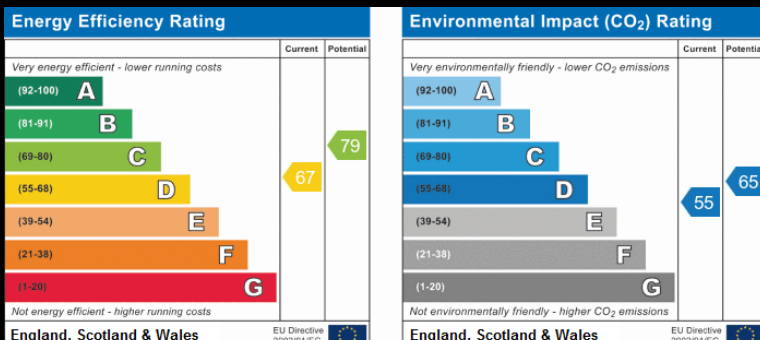
OFFICE HOURS:

Monday - Friday 9:00am - 5:30pm

Saturday 9:30am - 3:00pm

We are contactable after hours on our social media pages and via email sd@mlstates.co.uk

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT



**27 Avenue Road
Seaton Delaval
Tyne & Wear
NE25 0DT**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck measurements.

**www.mlestates.co.uk
sd@mlestates.co.uk
0191 237 6060**