



**42 Kearsley Close**  
Seaton Delaval, NE25 0BL

**£275 pcm**

- ◆ First Floor Flat
- ◆ Kitchen with appliances
- ◆ Lounge
- ◆ Double Bedroom
- ◆ UPVC Double Glazing
- ◆ Bathroom/WC
- ◆ Garage
- ◆ Balcony with pleasant outlook
- ◆ Electric Storage Heaters
- ◆ Available Now





## 42 Kearsley Close, Seaton Delaval, Tyne & Wear, NE25 0BL



### Property Description

A well positioned first floor flat situated close to all local amenities. Briefly comprising entrance hallway, lounge with pleasant outlook, kitchen with cooker and fridge, double bedroom and bathroom/WC with shower over. Externally there is a garage in a block nearby and communal garden areas. There is UPVC double glazing, and electric heating.

Door leading to...

### ENTRANCE HALL

Doors leading to...



### BATHROOM

White suite of panelled bath with electric shower over, pedestal hand wash basin, low level WC, tiled walls, over head heater and extractor fan. .



## KITCHEN

Fitted with an excellent range of wall and floor units, with contrasting roll top work surfaces, incorporating stainless steel sink unit, electric hob and oven and fridge. UPVC double glazed window to the rear elevation.

## LOUNGE

UPVC double glazed window to front elevation and UPVC double glazed door leading to balcony area with a pleasant outlook over playing fields, electric wall heater.



## BEDROOM

UPVC double glazed window to the front elevation, electric wall heater.

## EXTERNALLY

There is a single garage in a block nearby and communal garden areas.

## A PROPERTY TO LET?

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.

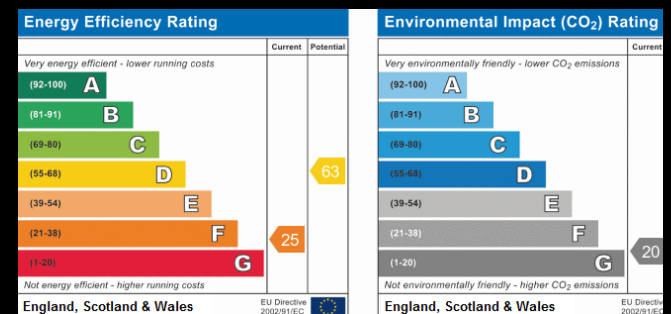
## OFFICE HOURS:

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@mlestates.co.uk](mailto:sd@mlestates.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.

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