



77 Blackhaugh Drive

Seaton Delaval, NE25 0FF

£169,950

- ◆ End Link House
- ◆ Two Reception Rooms
- ◆ Three Bedrooms
- ◆ En-Suite & Bathroom
- ◆ Downstairs WC
- ◆ Popular Residential Location
- ◆ Garage & Driveway
- ◆ Southerly Aspect Rear Garden
- ◆ UPVC Double Glazing
- ◆ Modern Décor Through Out



77 Blackhaugh Drive, Seaton Delaval, Tyne & Wear, NE25 0FF



Property Description

This modern and contemporary end link family home is situated on this popular residential estate and was built in 2011. The property is close to all local amenities and benefits from a southerly rear garden, En-suite, garage and two good sized reception rooms. To the ground floor there is a Hallway, downstairs WC, lounge, dining room and kitchen. To the first floor there are three good sized bedrooms, en-suite to the master and a family bathroom/WC. Externally there is a front garden, a southerly rear garden and a detached garage with driveway. The property is Freehold, and the current owners have plans for a ground floor extension. Viewing is highly recommended.

ENTRANCE HALLWAY

Double glazed entrance door to hallway with central heating radiator, large built in storage cupboard, laminate flooring, stairs to first floor.



CLOAKROOM/WC

Pedestal wash hand basin with tiled splash back, low level WC, central heating radiator, tiled floor, UPVC double glazed frosted window.

LOUNGE

15' 1" x 10' 7" (4.6m x 3.23m) Feature pebbled effect fireplace with electric fire, wood effect laminate flooring, double central heating radiator, UPVC double glazed window to the front elevation, built in shelving to the alcoves, wall mounted TV point, double doors to...



DINING ROOM

10' 4" x 8' 9" (3.15m x 2.67m) Wall mounted TV point, wood effect laminate flooring, double central heating radiator, UPVC double glazed picture window and French doors to the rear garden, open archway to kitchen.

KITCHEN

10' 9" x 8' 1" (3.28m x 2.46m) Fitted with a range of wall, floor and drawer units with contrasting worktops and upstands, one and half bowl sink unit with mixer tap and drainer, plumbed for automatic washing machine, wood effect laminate flooring, UPVC double glazed window to the rear elevation, four burner gas hob with splash back and electric single oven and chimney hood, space for fridge freezer, single central heating radiator.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, loft access hatch, built in storage cupboard housing water tank.

BEDROOM ONE

11' 9" x 8' 11" (3.58m x 2.72m) (Plus Robes) UPVC double glazed window to the rear elevation, single central heating radiator, wall to wall fitted sliding door wardrobes. wall mounted TV point.



EN-SUITE

Modern bathroom suite complete with walk in shower cubicle, pedestal wash hand basin, low level WC partially tiled walls, single central heating radiator, tiled floor.



BEDROOM TWO

11' 0" x 8' 4" (3.35m x 2.54m) UPVC double glazed window to the rear elevation, single central heating radiator.

BEDROOM THREE

10' 9" x 7' 10" (3.28m x 2.39m) UPVC double glazed window to the front elevation, single central heating radiator, wall mounted TV point.

BATHROOM/WC

White three piece suite comprising panelled bath, pedestal wash hand basin, low level WC. Part tiled walls, tiled floor, single central heating radiator, UPVC double glazed frosted window to the front elevation, extractor fan.

EXTERNAL

To the front of the property there is a low maintenance fenced garden pebbled areas and pathway to front door.

To the rear of the property there is a southerly aspect fenced and walled garden with lawn, patio, tap water and access gates to the front and rear to the garage.



GARAGE

Single detached garage with roll top door, lighting and power,

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The mention of any appliances and/or services within these does not imply that they are in full and efficient working order. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

The Tenure of the 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 - 5:00pm

Saturday 9:00am - 2:00pm

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

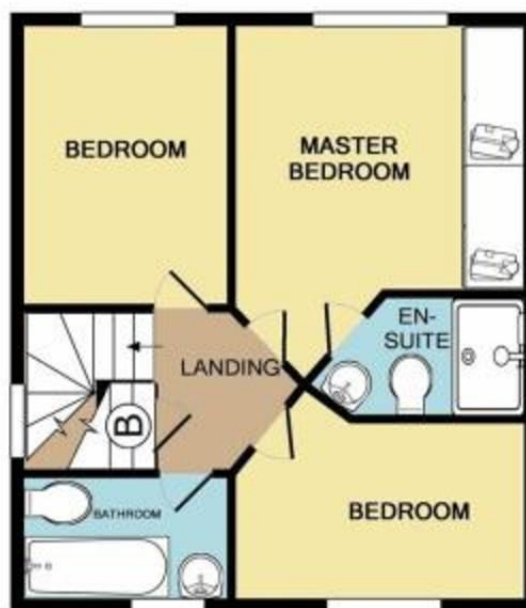


VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT





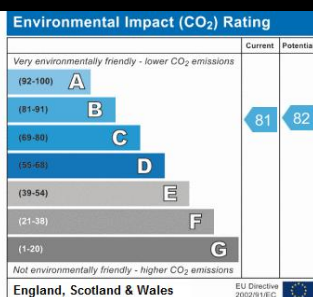
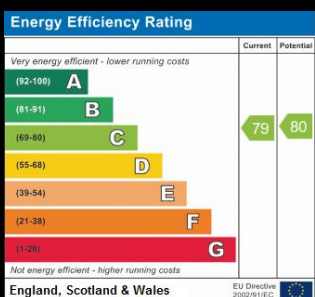
GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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