



37 Manners Gardens

Seaton Delaval, NE25 0DR

£475 pcm

- ◆ Ground Floor Flat
- ◆ Two Double Bedrooms
- ◆ Open Views
- ◆ Spacious Accommodation
- ◆ Large Private Garden
- ◆ Off Street Parking
- ◆ Available Now
- ◆ Unfurnished
- ◆ Popular Location
- ◆ Gas Central Heating



37 Manners Gardens, Seaton Delaval, Tyne & Wear , NE25 0DR



Property Description

ML Estates are pleased to welcome to the market this spacious two bedroom ground floor flat on Manners Gardens with lovely open views. The property briefly comprises of:- Lounge, kitchen, two double bedrooms, bathroom, large private gardens with open views and shared rear yard providing off street parking. The property is available now and is unfurnished.

ACCOMMODATION

Access via rear entrance door.

KITCHEN

7' 9" x 14' 3" (2.36m x 4.34m) Floor and wall units with contrasting worksurfaces, stainless steel sink unit, electric hob and oven, wall mounted central heating boiler, tiled floor, tiled splash backs, under stairs storage cupboard.

BATHROOM

UPVC double glazed window to the side elevation, tiled floor, white suite comprising bath with electric shower over, low level WC, pedestal hand wash basin, central heating radiator.

LOUNGE

10' 9" x 14' 8" (3.28m x 4.47m) Spacious room with double glazed window to the rear elevation, central heating radiator, carpet, fireplace.

HALLWAY

Under stairs storage cupboard.

BEDROOM ONE

14' 1" x 14' 7" (4.29m x 4.44m) UPVC double glazed bay window to the front elevation with open views, central heating radiator, carpet.

BEDROOM TWO

10' 2" x 10' 2" (3.1m x 3.1m) UPVC double glazed window to the rear elevation, central heating radiator, carpet.

Front UPVC double glazed entrance door leading to front garden.

EXTERNAL

To the front of the property there is a large private fenced garden with lawn, borders, paved patio area with open views.

To the rear of the property there is a shared rear yard with off street parking.

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:

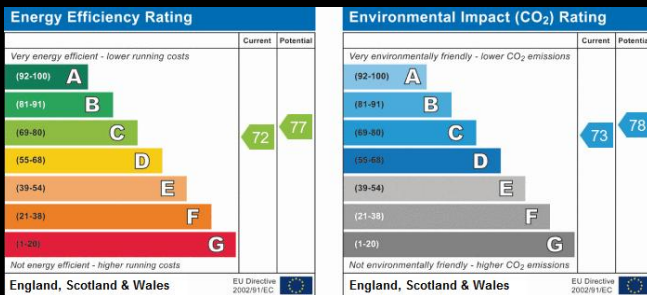
Monday - Friday 9:00am - 5:30pm

Saturday 9:30am - 3:00pm

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

VIEWING: Viewing is strictly by appointment through: - ML

Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear,
NE25 0DT



VIEWING APPOINTMENT

Time _____

Date: _____

Vendors Name (s) _____

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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