



## 23 Astley Gardens

Seaton Delaval, NE25 0AE

£160,000

- ◆ Beautiful Semi-detached House
- ◆ 15ft Lounge with bay window
- ◆ 19ft Dining Kitchen
- ◆ Luxury Bathroom/WC
- ◆ Gardens to front and rear
- ◆ Situated close to local amenities
- ◆ Popular cul-de-sac location
- ◆ Two Double Bedrooms
- ◆ Driveway Parking
- ◆ Viewing recommended



## 23 Astley Gardens, Seaton Delaval, Tyne & Wear, NE25 0AE



### Property Description

**\*\*\*MUST BE VIEWED\*\*\*** Situated in a lovely cul-de-sac in the ever so popular street of Astley Gardens. Offering ready to move into accommodation. Internal viewing is strongly recommended. Briefly comprising Entrance Hallway, 15Ft Lounge with bay window, 19Ft Dining Kitchen with patio doors to the rear garden. To the first floor there are two double bedrooms and a modern superb bathroom/wc. Externally there are gardens to the front and rear, driveway offering off street parking. Also benefiting from UPVC double glazing (apart from landing window) and gas central heating.

### ACCOMMODATION

Composite front entrance door to...

### RECEPTION HALLWAY

Stairs to the first floor, central heating radiator, under stairs storage cupboard, tiled floor.





### LOUNGE

15' 10" x 13' 2" (4.83m x 4.01m) UPVC double glazed bay window to the front elevation, double panelled radiator, feature fireplace with coal effect gas fire, coving to the ceiling.

### DINING KITCHEN

12' 3" x 19' 10" (3.73m x 6.05m) UPVC double glazed patio doors to garden. Fitted with an excellent range of wall, floor and drawers units with contrasting work surfaces incorporating stainless steel sink unit with mixer tap, 5 burner gas hob, electric oven, display cabinets, tiled splash backs, tiled floor. Plumbed for washing machine, UPVC double glazed window to the side elevation, ample space for dining room table & chairs.

### FIRST FLOOR LANDING

Lovely original stained glass window (single glazed)



### BEDROOM ONE

14' 8" x 14' 11" (4.47m x 4.55m) UPVC double glazed bay window to the front elevation, coving to ceiling, central heating radiator, walk in closet.



### BEDROOM TWO

12' 11" x 10' 7" (3.94m x 3.23m) UPVC double glazed window to the rear elevation, central heating radiator, built in wardrobe.

### BATHROOM/WC

Two UPVC double glazed windows to the side elevation, superb free standing bath, low level WC, separate walk in shower with electric shower, wash hand basin, tiled floor, recessed lighting.



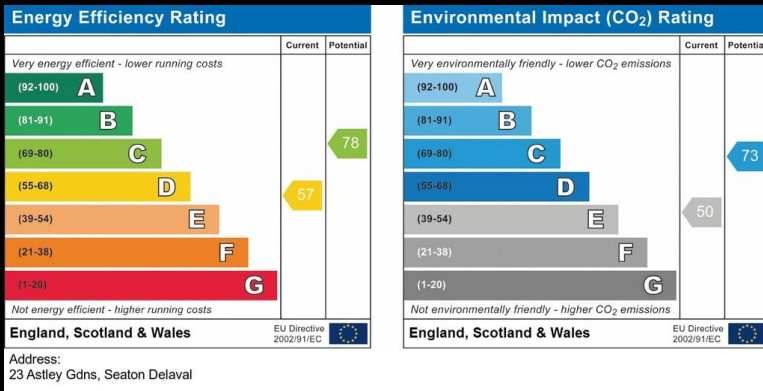
### EXTERNALLY

To the front is a driveway offering off street parking whilst to the rear is a further garden, paved with gravel borders, outside tap, side access.

### TENURE

FREEHOLD

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 PROPERTY 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.

## VIEWING ARRANGEMENTS

### OFFICE HOURS:

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

Saturday 9:00am - 2:00pm

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

## 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.

**[www.mlestates.co.uk](http://www.mlestates.co.uk)  
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