



**The Paddock, Seaton Delaval, Whitley Bay**  
**Asking Price £225,000**



**RICHARDSONS**



# The Paddock

## Whitley Bay, NE25 0BZ

Asking Price £225,000

- Well Presented
- Views over the Countryside
- Popular Location
- Garage
- Three Bedroom Semi-detached
- Generous Room Sizes
- En-suite and Family Bathroom
- EPC Rating D



Richardsons are delighted to welcome to the market this Spacious Three Bedroom Semi-detached property, located on The Paddock, Seaton Delaval.

The property is tastefully decorated with modern fittings. It offers generous living space, three double bedrooms, one en-suite and a great deal of storage.

From the dining room and rear garden you can enjoy superb unobstructed views over the Countryside.

Situated in close proximity to local schools and shops, within easy reach of major road links, this modern family home has much to offer.

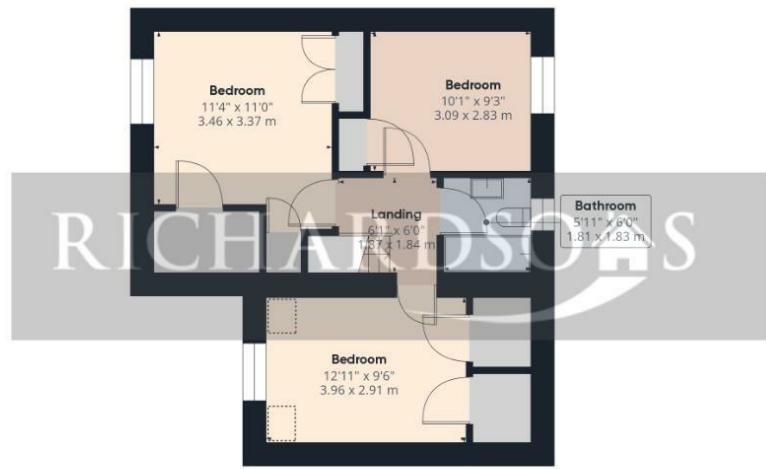
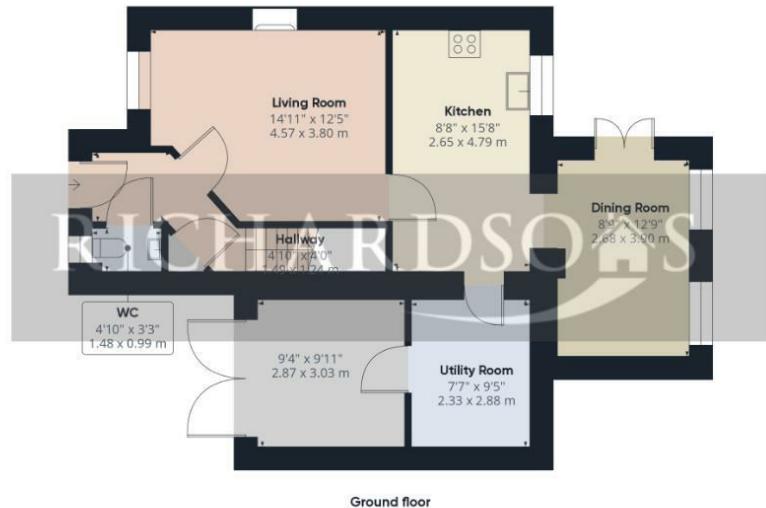


### Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

Living Room	14'11" x 12'5" (4.57 x 3.80)
Kitchen	8'8" x 15'8" (2.65 x 4.79 )
Dining Room	8'9" x 12'9" (2.68 x 3.90)
Utility	7'7" x 9'5" (2.33 x 2.88)
Garage	9'4" x 9'11" (2.87 x 3.03)
Bedroom	11'4" x 11'0" (3.46 x 3.37)
Bedroom	10'1" x 9'3" (3.09 x 2.83)
Bedroom	12'11" x 9'6" (3.96 x 2.91)
Bathroom	5'11" x 6'0" (1.81 x 1.83)





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Approximate total area<sup>(a)</sup>

1198.09 ft<sup>2</sup>  
111.31 m<sup>2</sup>

Reduced headroom

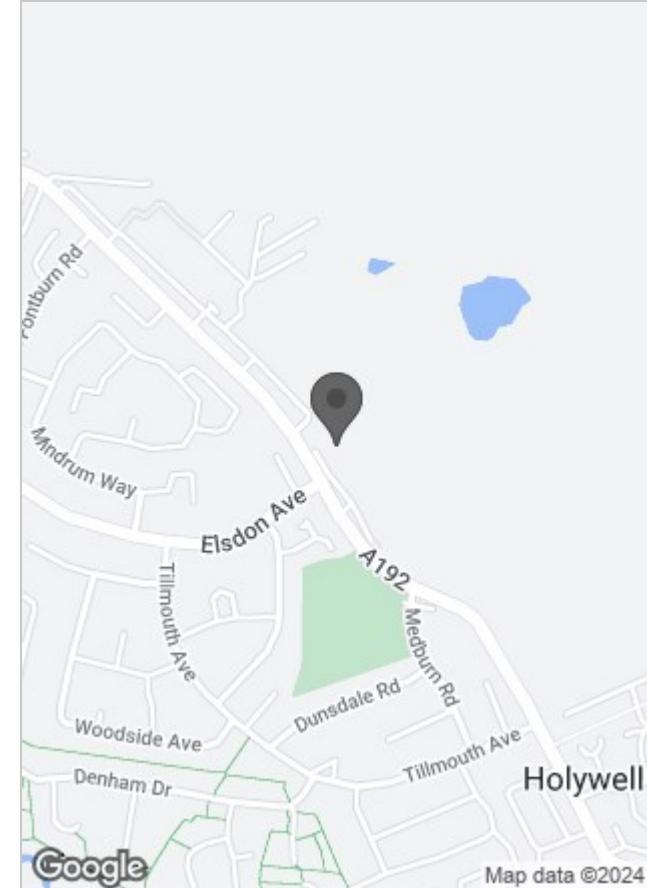
8.49 ft<sup>2</sup>  
0.79 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.