



## 24 Mindrum Way

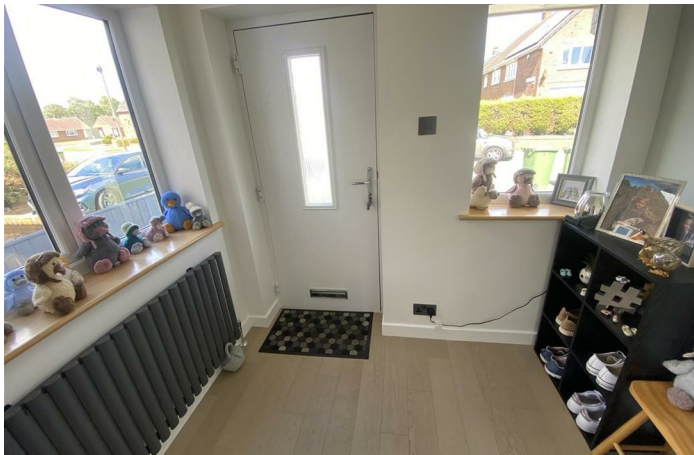
Seaton Delaval, Whitley Bay NE25 0HZ

- Semi Detached House
  - Must Be Viewed
  - Conservatory
  - Modern Bathroom
- Gorgeous Garden to rear
- Immaculate throughout
  - Lounge/Diner
  - 2 Double Bedrooms
  - Driveway to Front
  - FREEHOLD

£164,950







Situated in Mindrum Way, Seaton Delaval, this stunning semi-detached house is a true gem that demands your attention. Perfectly suited for first-time buyers, this property has been meticulously maintained and is ready for you to move in without delay.

Upon entering, you are greeted by a welcoming entrance porch that leads into an open-plan lounge and dining area, creating a warm and inviting space for relaxation and entertaining. The adjoining conservatory offers a delightful spot to enjoy the garden views, while the beautifully modern fitted kitchen, It boasts an array of integrated appliances, including a fridge, freezer, dishwasher, electric hob, oven, and microwave, ensuring that all your culinary needs are met. A convenient utility room provides ample space for white goods and offers direct access to the rear of the property.



The first floor features two generously sized double bedrooms, both equipped with fitted wardrobes, providing plenty of storage. The refitted bathroom has a white suite that includes a P-shaped bath with a mains shower overhead, a vanity wash basin, and a low-level W.C.



Outside, the property benefits from a driveway at the front, offering off-street parking. To the rear there is a sunny aspect garden with a decking, patio and lawn.

This exceptional home combines modern living with comfort in a sought-after area, making it a must-see for anyone looking to settle in Seaton Delaval. Don't miss the opportunity to make this beautiful property your own.



### Entrance Porch

### Living Room/Diner

14'9" narrowing to 9'8" x 20'9"

### Conservatory

10'10" x 9'8"

### Kitchen

10'9" x 8'2"

### First Floor Landing

### Bedroom One

11'10" x 9'11"

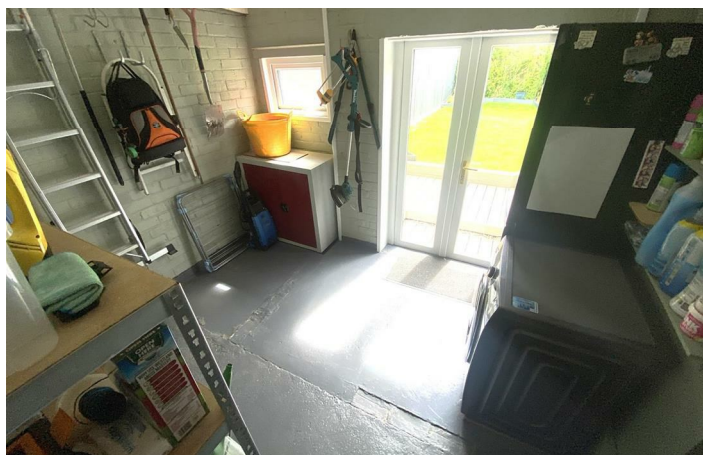
### Bedroom Two

9'10" x 8'10"

### Bathroom/w.c.

6'2" x 5'2"

### Externally









Local Authority Northumberland  
Council Tax Band A  
EPC Rating C  
Tenure Freehold

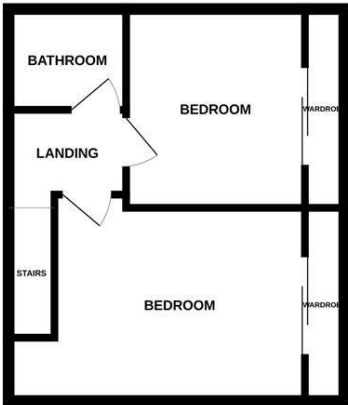
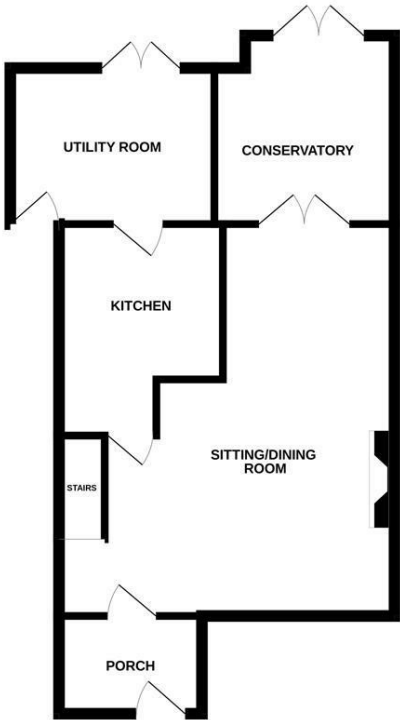
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 70      | 76        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.