Jan Forster

Manners Gardens | Seaton Delaval | Whitley Bay | NE25 0DW

Offers Over £75,000

2 1 1

- Ground Floor Flat
- Two Bedrooms
- Great Rental Investment
- Potential 10% Return Pre-Tax
- Rear Garden
- Close To Amenities
- Council Tax Band: A
- Leasehold
- Viewing Recommended
- Call for More Information

Jan Forster Estates are delighted to bring to the market this two-bedroom ground floor flat posiitoned on Manners Gardens in Seaton Delaval.

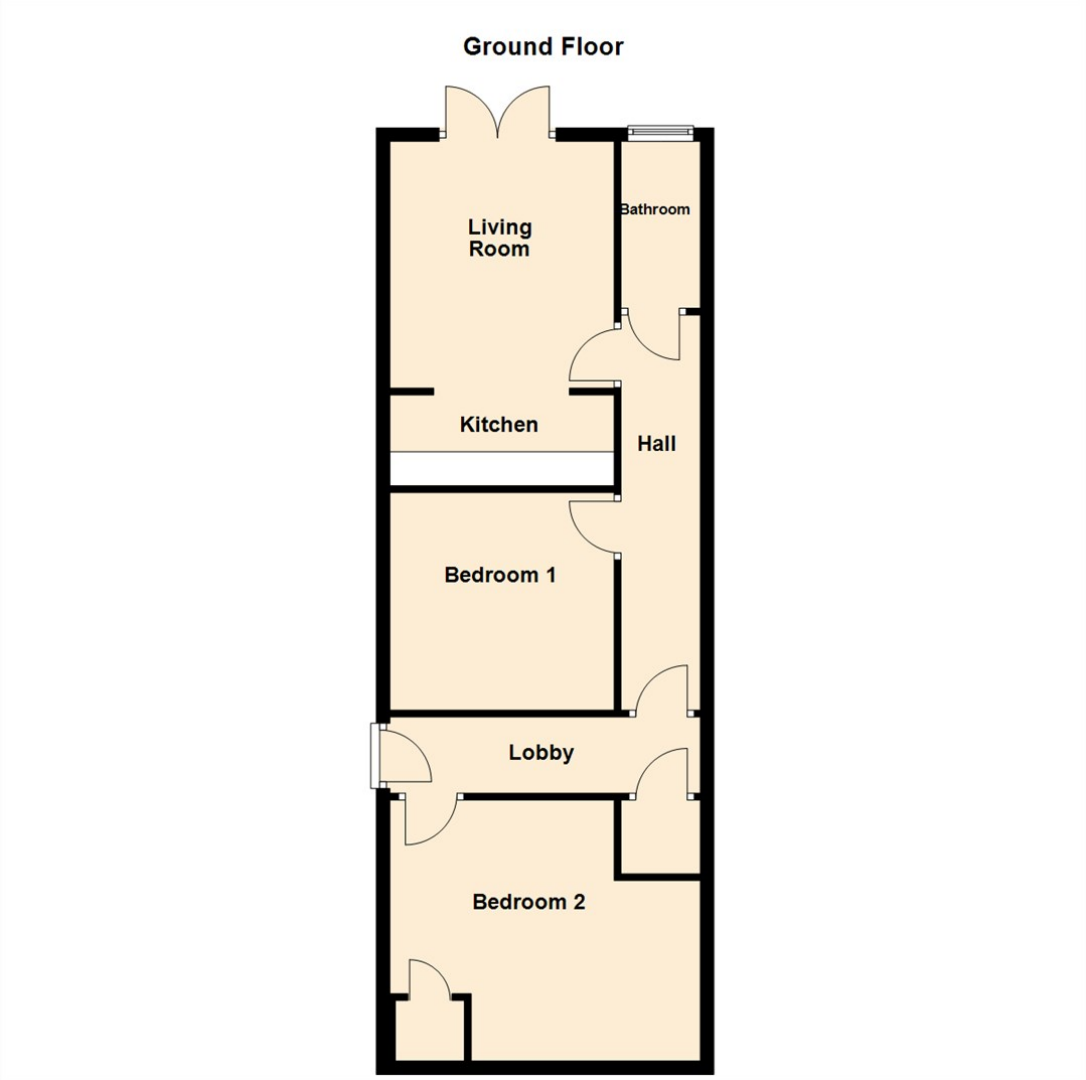
The well-presented flat briefly comprises: - entrance hall, modern kitchen with fitted wall and floor units and integrated oven and hob, bright and airy lounge with French doors opening on to the rear garden, two good-sized bedrooms, and a three-piece shower room WC. Externally there is a generous lawned garden to the rear. Further benefits include gas central heating and double glazing.

The property is well placed for access to a good range of local amenities in the village itself and is only a short commute to the Coast with further amenities in Seaton Sluice and Whitley Bay. There is also easy access to main travel links and motorways.

Early viewings are highly anticipated. To book yours or for more information please call our office on 0191 236 2070.

Tenure
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: A

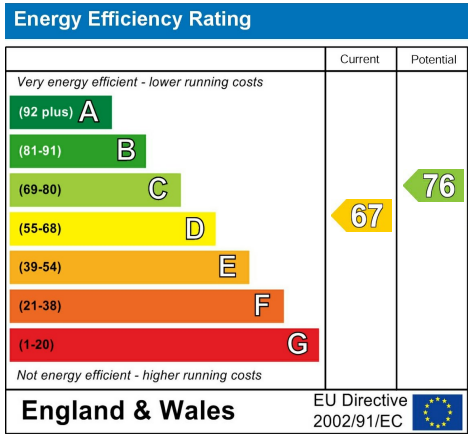


Living Room 11'11" x 10'10" (3.64 x 3.31)

Kitchen 4'4" x 10'10" (1.34 x 3.31)

Bedroom One 10'6" x 10'10" (3.21 x 3.31)

Bedroom Two 12'7" x 15'0" (3.85 x 4.58)



The difference between house and home

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Contact Us: 0191 236 2070