



33 Avenue Road

Seaton Delaval, Whitley Bay NE25 0DT

- Ground Floor Flat
- Good Sized Lounge
- Additional Storage Room
 - Car Port to Rear
 - Well presented
- One Double Bedroom
 - Fitted Kitchen
 - Shower Room/w.c.
- Viewing is Recommended
- Great First Purchase or Investment

Asking Price £79,950





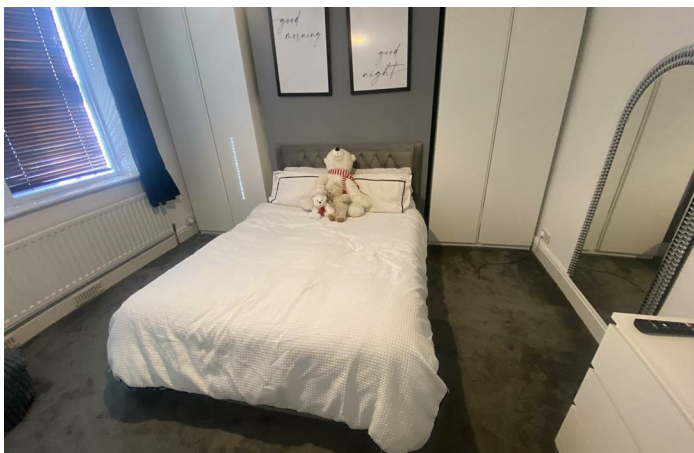
Conveniently located on Avenue Road, Seaton Delaval. This delightful ground floor flat presents an excellent opportunity for first-time buyers and savvy investors alike. The property boasts a well-proportioned reception room, a comfortable bedroom, fitted kitchen with a good range of wall & floor units with gas hob, electric oven and extractor. A modern shower room with shower enclosure with electric shower, wash basin and low level w.c., making it a perfect retreat for those seeking a blend of convenience and comfort.



One of the standout features of this flat is its prime location, situated close to Seaton Delaval train station. This offers ideal access to Newcastle city centre, allowing for easy commuting and a wealth of amenities at your fingertips.

Additionally, the flat includes parking to the rear with a carport.

We highly recommend scheduling a viewing to fully appreciate what this lovely flat has to offer.



Entrance Hallway

Lounge

15'5 x 11'9

Kitchen

10'3 x 8'7

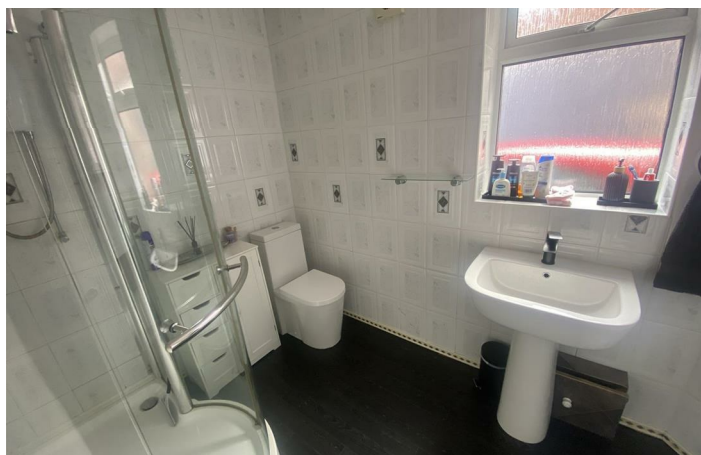
Bedroom

13'2 x 12'9

Shower Room/w.c

External

Rear yard and Car Port.







Local Authority Northumberland County Council
Council Tax Band A
EPC Rating D
Tenure Leasehold

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		
	62	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



ML Estates Sales Office

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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.