



## 27 Staward Avenue

Seaton Delaval, Whitley Bay NE25 0JG

- Superb Semi-Detached bungalow
  - Lounge to the front
- Dining Room with French doors
  - Re-fitted shower room/WC
  - Garden to the rear
- Much improved throughout
  - Two Bedrooms
- Re-fitted lovely Kitchen
  - Good sized driveway
  - Freehold

**£229,950**







We are delighted to offer for sale this stunning, much improved semi-detached bungalow which was modernised throughout in 2021, situated in the ever so popular Cul-De-Sac in Staward Avenue.

Internal viewing is essential to fully appreciate the size and quality of accommodation on offer.

Briefly comprising Reception Hallway, Lounge to front, 2 Bedrooms, Dining Room with French doors opening to the rear garden, re-fitted kitchen with excellent range of wall and floor units with contrasting work surfaces incorporating stainless steel sink unit with mixer tap, space for cooker, access to garage area currently used as a utility area and storage. Superb shower room with shower enclosure with mains shower, modern wash hand basin, low level WC and partially tiled walls.

Externally there is a lawned garden and good sized driveway offering off street parking.

To the rear is a fenced garden with lawn and decking area ideal for patio furniture. Also benefiting from gas central heating and UPVC Double Glazing.

## Reception Hallway

### Lounge

14'1 x 11'11

### Dining Room

11'0 x 10'1

### Kitchen

15'5 x 7'0

### Bedroom 1

11'10 x 12'1

### Bedroom 2

10'5 x 10'4

## Shower room/Wc

### Viewings

OFFICE HOURS:

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

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

### Disclaimer

DISCLAIMER:

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.


ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.





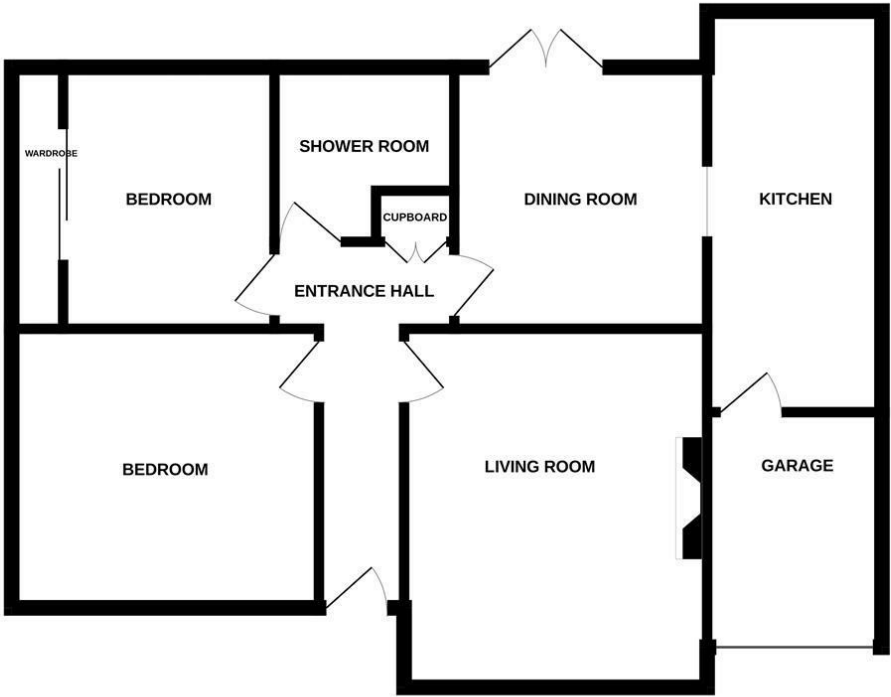
Local Authority Northumberland County Council  
Council Tax Band B  
EPC Rating D  
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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



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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ML Estates Sales Office

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