



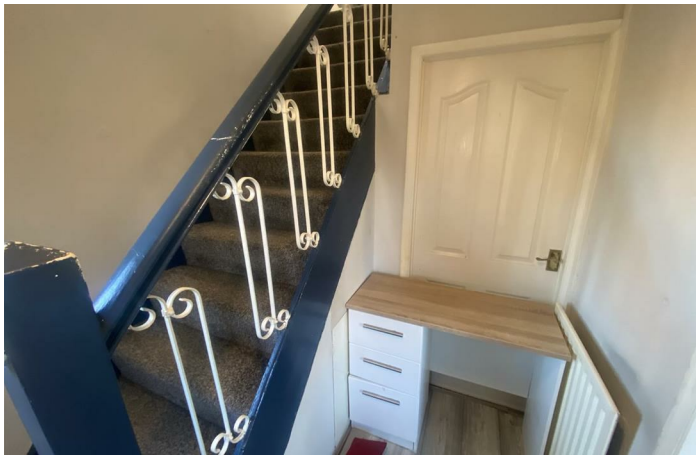
## 6 Glanton Avenue

Seaton Delaval, Whitley Bay NE25 0EH

- Popular Location
- Lounge/Diner
- Front and good sized rear garden
  - Freehold
- No upper chain
- Semi-Detached Home
- Two Double Bedrooms
  - Well presented
- Ideal family home/first time buyers home
- Viewing recommended

**£139,950**





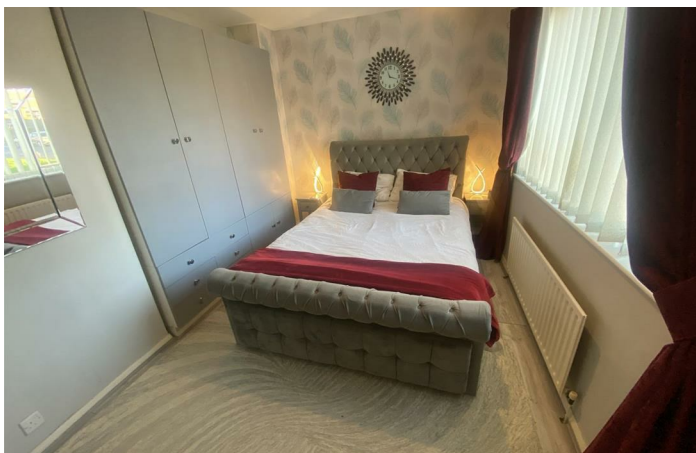
Well presented semi-detached home situated in Glanton Avenue, Seaton Delaval, close to great local amenities including shops, schools and the newly opened Seaton Delaval Train station.

The accommodation comprises: Entrance Hallway leads to spacious Lounge/Dining room with space for Dining room table and chairs, well appointed Kitchen with fitted units and integrated oven and hob access to the rear garden. To the first floor there are Two double bedrooms and a modern family Bathroom with mixer shower over.



Externally there are generous lawned gardens to the front and rear, fenced and patio area mainly laid to lawn.

Excellent first time buyer accommodation or for small family, also benefiting from gas central heating, Double glazing, No upper chain and the property is freehold.



## Lounge/Diner

19'5 x 10'11

## Kitchen

9'11 x 8'1

## Bedroom 1

13'6 x 10'0

## Bedroom 2

10'11 x 9'1

## Bathroom/WC

6'3 x 5'0

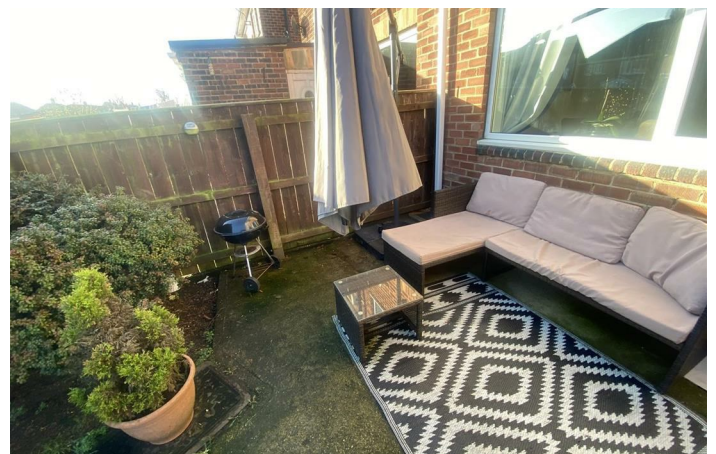
## Externally

### 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.

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



**Local Authority** Northumberland  
**Council Tax Band** A  
**EPC Rating** D  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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



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