



## 109 Acomb Avenue

Seaton Delaval, Whitley Bay NE25 0JF

- Corner Sited
- In need of Updating
- Two Bedrooms
- Additional Dining Kitchen
- Gardens
- Semi Detached Bungalow
- Living Room
- Kitchen
- Utility Area
- Driveway & Garage

**£149,950**







#### \*\*\*\* IN NEED OF MODERNISATION\*\*\*\*

A corner sited Semi Detached Bungalow situated in the heart of Seaton Delaval. Offered for sale with no onward chain. In need of updating throughout which is reflected in the current asking price, however an excellent opportunity to modernise/re design this property.

Briefly comprising a Reception Hallway, Living Room to front, 2 Bedrooms with built in wardrobes, Bathroom with panelled bath with electric shower over, wash handbasin, low level w.c. Kitchen with a range of wall & floor units through to a further Dining Kitchen area with ample space for table & chairs. Rear Utility area with access to rear garden.

Externally there is a driveway leading to a garage, front lawned garden whilst to the rear there is a further stocked garden.

### Entrance Porch

### Reception Hallway

### Living Room

13'7 x 11'0

### Bedroom One

10'1 x 10'11

### Bedroom Two

11'8 x 8'9

### Bathroom/W.C

7'4 x 4'10

### Kitchen Area

10'4 x 9'4

### Utility Area

9'6 x 4'4

### Dining Kitchen

15'7 x 8'3

### Externally

### 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.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..


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 C  
EPC Rating  
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		
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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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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.