



## 69 Woodside Avenue

Seaton Delaval NE25 0HN

- Semi-detached home
- Two Reception Rooms
  - Three Bedrooms
- Gardens to front, side and rear
  - Ideal first purchase
- Convenient Location
  - 10Ft Kitchen
  - Bathroom/Wc
- Driveway & Garage
  - FREEHOLD

**£164,950**



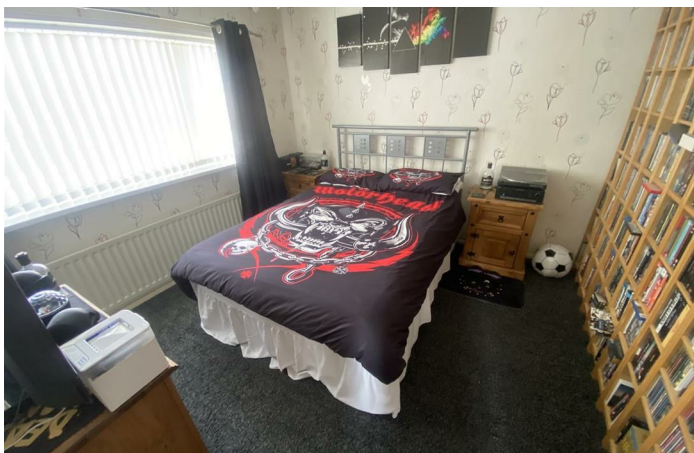


Conveniently situated on Woodside Avenue, close to local amenities including Seaton Delaval Train Station with direct access to Newcastle City Centre.

Briefly comprising: Reception Porch leading into Hallway, Lounge through to Dining Room, fitted Kitchen with a range of wall and floor units with contrasting work surfaces incorporating stainless steel sink unit, space for cooker and plumbing for washing machine, door to outside area with access to rear garden and garage. To the first floor there are 3 Bedrooms and Bathroom/WC with panelled bath and electric shower over, low level WC and wash hand basin.



Externally there are lawned gardens to the front, side and low maintenance garden to the rear, driveway leading to garage with up and over electric door, power and light.



## Reception Hallway

### Lounge

13'0 x 10'4

### Dining Room

11'0 x 9'1

### Kitchen

10'6 x 9'7

## First Floor landing

### Bedroom 1

10'0 x 10'3

### Bedroom 2

11'6 x 8'6

### Bedroom 3

9'0 x 6'8

### Bathroom/WC

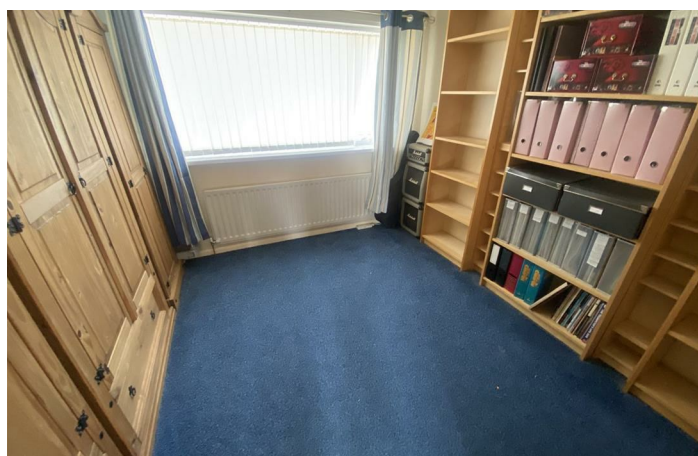
7'5 x 7'0

### 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 Council  
Council Tax Band A  
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<br>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<br>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.