



50 Avenue Road

Seaton Delaval, Whitley Bay NE25 0EG

- Semi-Detached House
- Lounge/Dining room
- Outhouses
- Good Sized Rear Garden
- Gas Central Heating and Upvc Double Glazing
- Two Bedrooms
- Kitchen
- Bathroom/w.c.
- Garden and Drive to Front
- Viewing Recommended

£135,000





A great example of a two bedroomed semi-detached house situated on the periphery of Seaton Delaval. The property is not overlooked at the front and has a good sized garden to the rear. Local amenities are within easy walking distance. The accommodation briefly comprises Entrance hall with understairs cloaks hanging, Dual aspect Lounge/Dining Room with feature fireplace, Fitted Kitchen to useful outhouses and rear garden. To the first floor there are two Double Bedrooms both with built in storage cupboards and a Bathroom/w.c. with three piece suite. Externally there is a garden and drive to the front with off street parking whilst to the rear is a good sized garden with lawned and patio areas. the house a part boarded loft for storage, gas combi central heating and upvc double glazing. A great buy and worthy of internal inspection.

Entrance Hall

Lounge/Dining Room

19'8" x 10'9"

Kitchen

10'3" x 8'5"

Outhouses

Landing

Bedroom 1

14'2" x 10'0"

Bedroom 2

11'1" x 9'4"

Bathroom/w.c

6'2" x 5'6"

Front Garden and Drive

Rear Garden

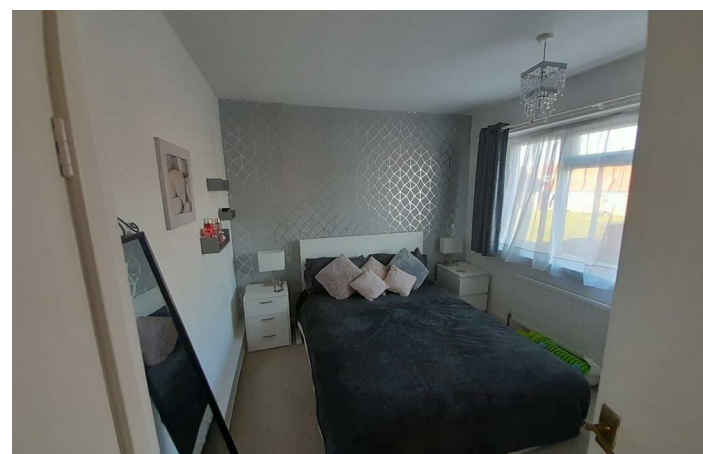
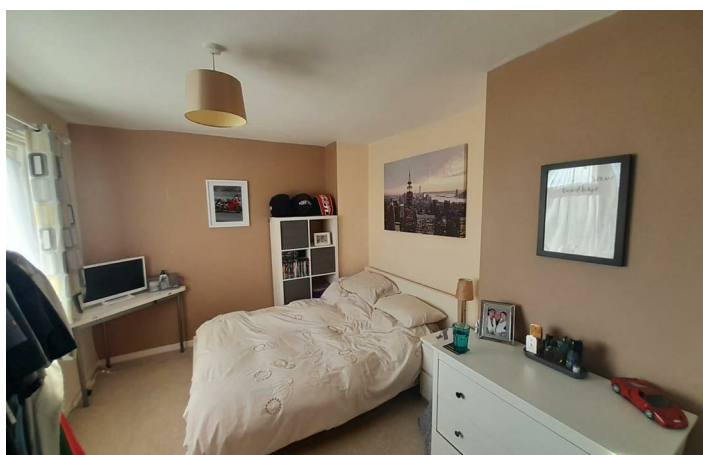
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Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

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



Local Authority Northumberland
Council Tax Band A
EPC Rating C
Deposit
Furnishing null

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		
	71	86
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	



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