



## 20 Staward Avenue

Seaton Delaval, Whitley Bay NE25 0JG

- Semi Detached House IDEAL INVESTMENT.
  - 17ft Living Room
  - Kitchen
  - Bathroom
  - Garage
- No Upper Chain
- Dining Room
- 3 Bedrooms
- Updating Required
- Gardens to Front & Rear

**£189,950**





**\*\*\* IDEAL INVESTMENT, REQUIRES MODERNISATION\*\*\*\***

Situated in a lovely position on Staward Avenue, offered for sale with No Upper Chain is this Semi Detached House. Priced to reflect some updating. Located close to local amenities including the Newly opened Northumberland Trainline and the new 'Super' school due to open later this year.



Briefly comprising Entrance Porch, Reception Hallway, Lounge to front, square arch to Dining Room, Kitchen with wall and floor units, door leading to a Utility Area with access to rear garden. To the first floor there are 3 Bedrooms, Bathroom with panelled bath and wash hand basin, separate low level w.c. Externally to the front there is a walled garden and driveway leading to a garage with up & over door. To the rear there is a lovely sized lawned garden.



**Entrance Porch**

**Reception Hallway**

**Lounge**

**Dining Room**

**Kitchen**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Separate W.C**

**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.

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 County Council

**Council Tax Band** B

**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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.