



54 Woodside Avenue

Seaton Delaval, Whitley Bay NE25 0HW

- Semi Detached House
 - Lounge to Front
 - Conservatory
 - 3 Bedrooms
 - Driveway to Front
- Immaculate Condition
- Beautiful Dining Kitchen
 - Utility Room
- Superb Modern Bathroom
- Beautiful rear Garden

£179,950





A fabulous Semi Detached home offering excellent first time buyer accommodation. The property is immaculate throughout and well worthy of internal viewing. The current owner has updated the property throughout offering ready to move into living accommodation.

Briefly comprising an Entrance Porch, Reception Hallway, Living Room to the front, a modern Dining Kitchen with wall and floor units with contrasting work surfaces incorporating electric hob and oven, extractor hood, integrated fridge and dishwasher, ample space for a table and chairs, access to Conservatory with solid roof with recessed lighting with access to rear garden, Inner Hallway with plumbing for automatic washing machine and separate Utility area with wall & floor units, to the First floor there are 3 Bedrooms 2 with wardrobes, a superb Bathroom with White suite of panelled bath with mains shower over and screen, vanity hand wash basin, low level w.c. Externally there is a garden area to the front and driveway offering off street parking, whilst to the rear there is a lovely sunny aspect fenced garden with lawn, patio area and storage shed.

There is UPVC double glazing and gas central heating.

Entrance Porch

Reception Hallway

Lounge

12'1 x 12'9

Dining Kitchen

20'1 x 8'7

Conservatory

9'0 x 8'2

Inner Hallway

Utility Room

6'8 x 5'11

First Floor Landing

Bedroom One

11'2 x 8'3

Bedroom Two

10'1 x 8'4

Bedroom Three

8'6 narrowing x 6'6 x 9'1

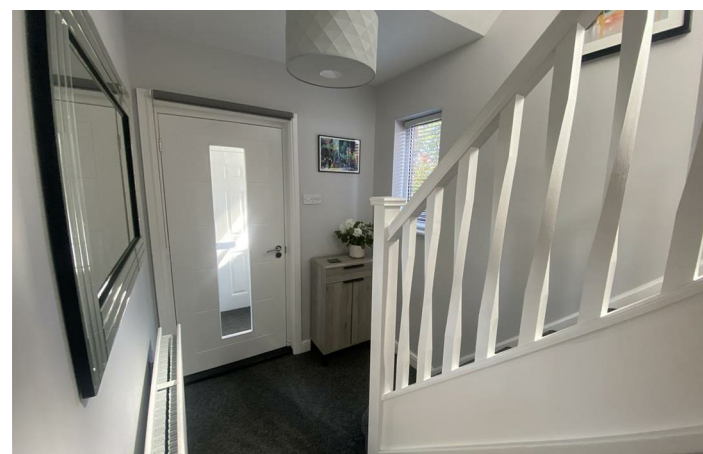
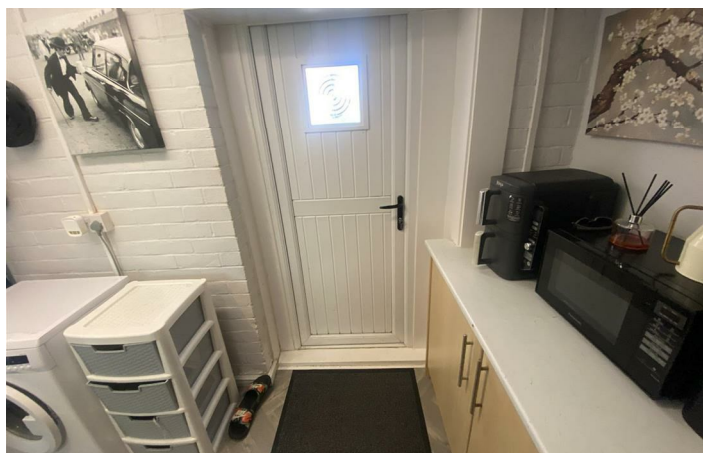
Bathroom/w.c

8'0 x 5'8

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. ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. 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 County 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 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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