



## 32 Elsdon Avenue

Seaton Delaval, Whitley Bay NE25 0HJ

- Semi Detached House
  - Lounge
  - 3 Bedrooms
- Gardens to front & rear
- Viewing is recommended
- No Upper Chain
  - Dining Area
  - Shower Room/w.c.
- Driveway offering off street parking
  - Freehold

**£165,000**







Situated in the heart of Seaton Delaval close to local amenities and the convenient Train Station in the village. This property has been really well cared for over the years and well worthy of internal viewing.

The property has the added advantage of being offered for sale with no upper sale.

Briefly comprising Reception Hallway with stairs to the first floor, Living Room to the front with feature fireplace with electric fire, through to Dining Room, Fitted Kitchen with a range of wall and floor units with contrasting work surfaces incorporating sink unit with mixer tap, display shelves, plumbing for automatic washing machine and space for cooker, Upvc door to outhouse area for ideal for storage with access to garden and and side access. To the first floor there are 3 Bedrooms and a re-fitted Shower Room with shower enclosure with electric shower, pedestal wash basin and low level w.c.

Externally to the front is a walled garden with lawn and borders, driveway offering off street parking. To the rear there is a further fenced garden mainly laid to lawn with stocked borders and patio area.

## Reception Hallway

## Lounge

13'10 x 11'6

## Dining Room

10'5 x 8'4

## First Floor Landing

## Bedroom One

11'8 x 8'9

## Bedroom Two

10'3 x 8'9

## Bedroom Three

8'8 x 9'3 narrowing 5'10

## Shower Room/w.c.

8'0 x 5'6

## Externally











Local Authority Northumberland  
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 <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.