



18 Western Avenue

Seaton Delaval, Whitley Bay NE25 0EW

- Semi Detached House
 - Great Location
 - 15ft Living Room
- Ground Floor Bathroom/w.c.
 - Driveway & Gardens
- No Onward Chain
- Lovely Family Home
 - Fitted Kitchen
- 3 Good Sized Bedrooms
- Viewing is Recommended

£185,000





Situated on Western Avenue in the popular area of Seaton Delaval, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and well-maintained home. With no onward chain, this property is ready for you to move in and make it your own.

The house boasts a Reception Hallway, spacious 15ft living room, fitted kitchen with a range of wall & floor units with contrasting work surfaces incorporating stainless steel sink unit, with mixer tap, gas hob and electric oven, display shelves, plumbing for automatic washing machine and space for small table & chairs. There is a ground floor bathroom with white suite comprising a panelled bath with electric shower over and handwash basin with separate w.c.

Upstairs, you will find three generously sized bedrooms. The property is complemented by a driveway, providing off-street parking, car port and gardens to both front & rear.

Situated in a great location, this home is close to local amenities, including shops, schools, and Seaton Delaval Train Station, making it ideal for families and commuters alike. Viewing is recommended. Don't miss out on the chance to make this house your new family home.

Reception Hallway

Lounge

15'4 x 10'5

Kitchen

11'1 x 7'3

Bathroom

5'10 x 4'10

Separate W.C.

First Floor Landing

Bedroom One

11'11 x 11'0

Bedroom Two

10'4 x 9'10

Bedroom 3

10'4 x 8'8

Externally

Disclaimer

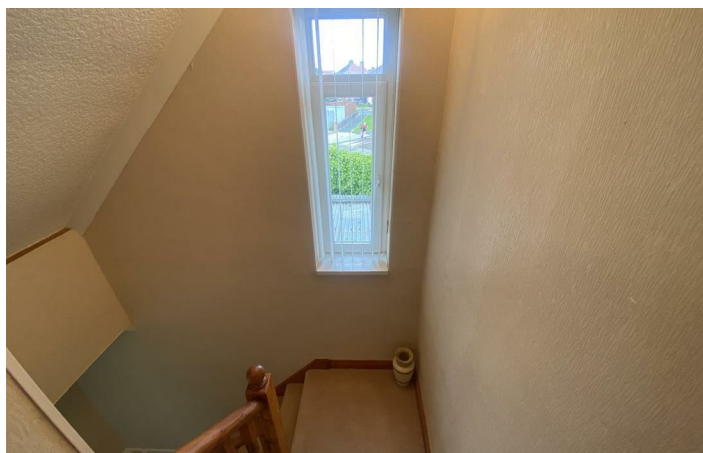
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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts







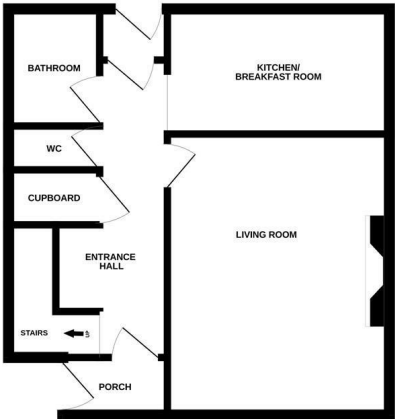
Local Authority Northumberland County Council
Council Tax Band A
EPC Rating
Tenure Freehold

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	

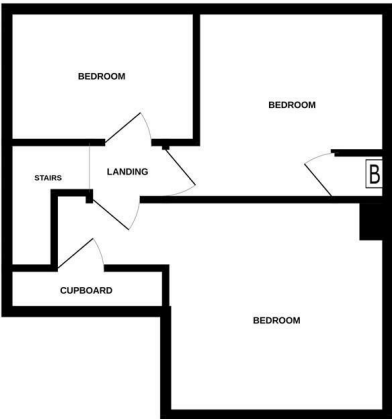
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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