



2 Stamford Avenue

Seaton Delaval NE25 0PA

- Appealing end link home
 - No upper chain
- Lounge with stairs to first floor
 - Three bedrooms
- Not overlooked at the rear
- Desirable and popular location
- Recently decorated throughout
 - modern Kitchen/Diner
 - Bathroom with shower over
- Garage nearby, Viewing Essential

£175,000





Welcome to this charming end-terrace house located on Stamford Avenue in the delightful area of Seaton Delaval. This property offers a perfect blend of modern living and comfort, making it an ideal choice for first time buyers or families.

As you enter, you will find a welcoming porch that leads into Lounge which features an open-plan staircase leading to the first floor, creating a spacious and airy atmosphere. The lounge is a perfect spot for relaxation and entertaining guests. The modern kitchen/diner is well-equipped with excellent range of Modern Cream wall and base units with complimentary work surfaces, (appliances not currently working).

The house boasts three well-proportioned bedrooms, third bedroom currently has a useful walk in wardrobe, Bathroom suite with shower over the bath. Newly decorated throughout, this home is ready for you to move in and make it your own.

One of the standout features of this property is the pleasant rear yard, which is not overlooked, offering a sense of tranquillity and privacy. Additionally, there is a garage in a separate block not far from the house.

Situated in a lovely location, this end-terrace house is perfect for those who appreciate a peaceful environment while still being close to local amenities. Don't miss the opportunity to view this delightful property, which combines modern living with a welcoming atmosphere.

Entrance Porch

Lounge

15'9 x 13'11

Kitchen/Diner

13'1 x 8'8

Stairs to the first floor

Bathroom

6' x 5'9

Bedroom 1

13'4 x 8'4

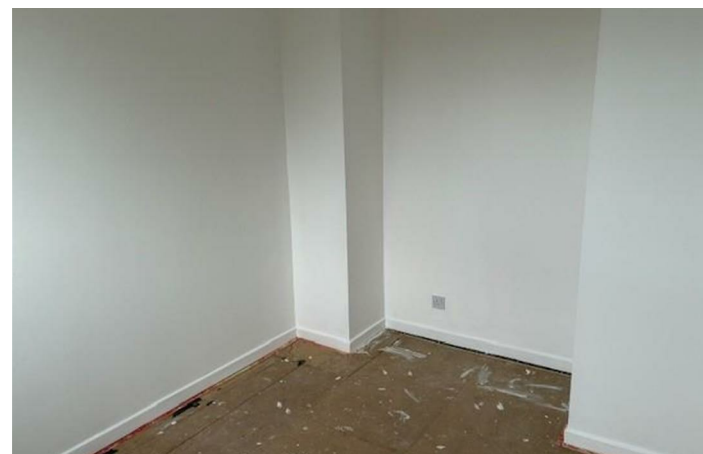
Bedroom 2

8'10 x 8'4

Bedroom 3


6'3 x 8'4


Garage





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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
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.