



82 Elsdon Avenue , Seaton Delaval NE250JN

- Semi Detached House
- Utility Room & Cloakroom
- Large Driveway/Garage
- Breakfasting Kitchen
- Shower Room
- 19ft Lounge/Diner
- Three Bedroom
- Convenient Location
- Conservatory
- No Upper Chain

£205,000





Conveniently situated in the heart of Seaton Delaval is this well presented semi detached house, added benefit of no upper chain. The property is close to local amenities , shops, school and local bus routes.



To the ground floor there is a entrance lobby, reception hallway, spacious lounge/diner, breakfasting kitchen with a range of wall and floor units, space for small breakfasting table and chairs, utility room with ample space for white goods and door to cloakroom. There is a 8ft conservatory overlooking pleasant rear garden.



To the first floor there are three bedrooms all with fitted wardrobes, shower room with shower enclosure with mains shower, vanity sink unit and low level wc.



Externally there is a good sized block paved driveway offering off street parking for multiple vehicles, leading to a garage with electric door. To the rear there is a well tendered spacious fenced garden with lawn, blocked paved patio and garden shed.

There is UPVC double glazing and gas central heating.

Entrance Lobby**Reception Hallway****Lounge/Diner**

19'2 x 14'6

Kitchen

14'9 x 6'8

Utility Room

12'7 x 5'9

Conservatory

8'0 x 7'2

Cloakroom**First Floor Landing****Bedroom One**

14'7 x 10'11

Bedroom Two

10'6 x 9'0

Bedroom Three

8'1 x 8'3

Shower Room**Garage****Gardens****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.

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.

Viewing Arrangements - Sales**OFFICE HOURS:**

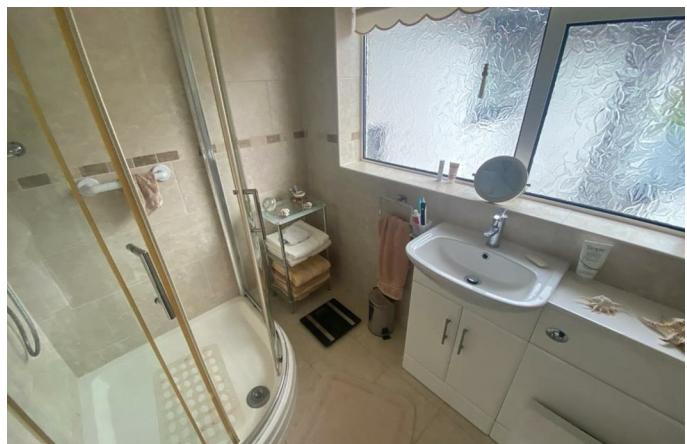
Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

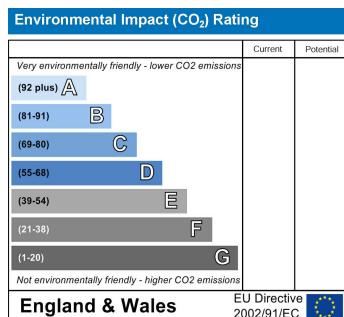
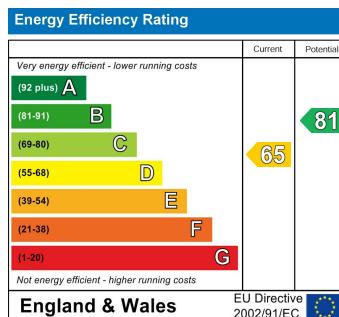
We are contactable after hours on our social media pages and via email sd@mlestates.co.uk

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT



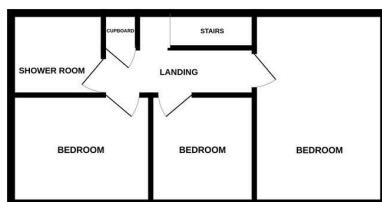
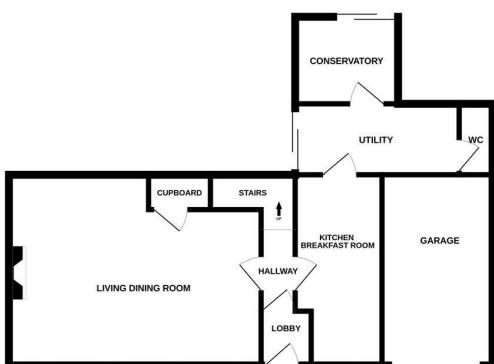


Local Authority Northumberland County Council
Council Tax Band A
EPC Rating D
Tenure Freehold



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, fixtures and fittings shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Metropix ©2024

ML Estates Sales Office

27 Avenue Road, Seaton Delaval, Tyne
 And Wear, NE25 0DT

Contact

0191 237 60 60
 sd@mlestates.co.uk
 www.mlestates.co.uk/

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.