



137 Elsdon Avenue , Seaton Delaval NE25 OBW

- Second Floor Apartment
 - Good Sized Lounge
 - Bathroom/w.c.
 - Electric Heating
 - One Double Bedroom
 - Fitted Kitchen
- Windows Replaced in 2016
- Viewing Recommended

Reduced To £49,950





A great opportunity for a first time buyer or investor to purchase this good sized second floor apartment situated in a popular location close to amenities including shops, schools and the newly opened train station. The accommodation on offer briefly comprises Communal stairs to second floor, Entrance Hallway, airy and spacious lounge with built in double cupboard, fitted Kitchen with wall and floor units, Generous double bedroom with built in wardrobes, Bathroom/w.c. with white suite and over bath shower. There are electric heaters throughout. The window were replaced throughout in 2016 and still have warranty on them. Externally there is a garage in block. Viewing is recommended.

Entrance Hallway

Lounge

18'0 x 12'11

Kitchen

10'0 x 7'1

Bedroom

16'4 (into wardrobes) x 12'0

Bathroom

8'5 x 5'6

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
Council Tax Band A
EPC Rating
Tenure Leasehold

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	



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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.