

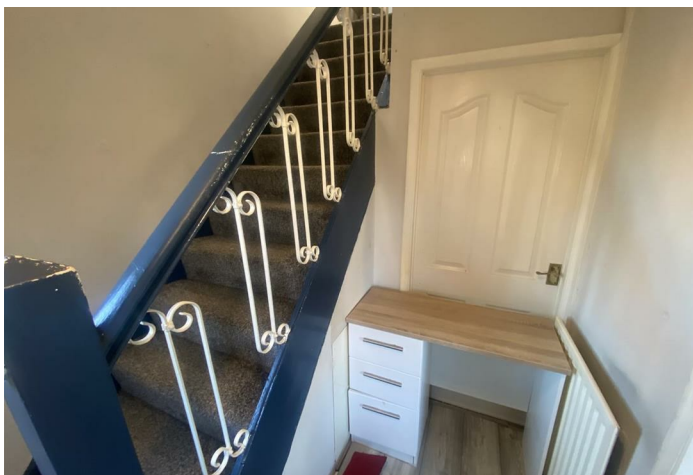


## 6 Glanton Avenue

Seaton Delaval, Whitley Bay NE25 0EH

- Popular Location
- Lounge/Diner
- Front and good sized rear garden
- Freehold
- No upper chain
- Semi-Detached Home
- Two Double Bedrooms
- Well presented
- Ideal family home/first time buyers home
- Viewing recommended

**£139,950**







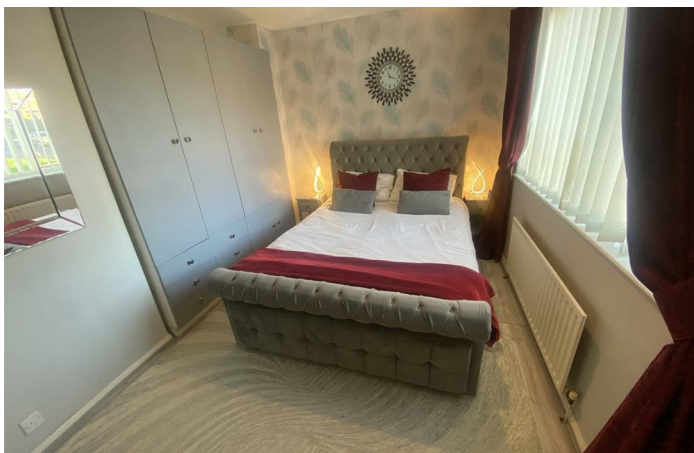
Well presented semi-detached home situated in Glanton Avenue, Seaton Delaval, close to great local amenities including shops, schools and the newly opened Seaton Delaval Train station.

The accommodation comprises: Entrance Hallway leads to spacious Lounge/Dining room with space for Dining room table and chairs, well appointed Kitchen with fitted units and integrated oven and hob access to the rear garden. To the first floor there are Two double bedrooms and a modern family Bathroom with mixer shower over.



Externally there are generous lawned gardens to the front and rear, fenced and patio area mainly laid to lawn.

Excellent first time buyer accommodation or for small family, also benefiting from gas central heating, Double glazing, No upper chain and the property is freehold.



## **Lounge/Diner**

19'5 x 10'11

## **Kitchen**

9'11 x 8'1

## **Bedroom 1**

13'6 x 10'0

## **Bedroom 2**

10'11 x 9'1

## **Bathroom/WC**

6'3 x 5'0

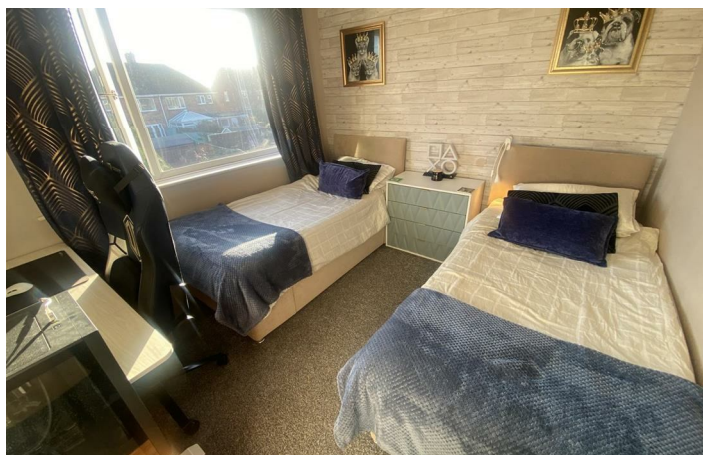
## **Externally**

### **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 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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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.