



44 Elsdon Avenue

Seaton Delaval, Whitley Bay NE25 0JN

- Semi-detached house
 - Re-fitted Kitchen
 - 2 double bedrooms
- Gardens to front and rear
- Ideal first time purchase
- 19Ft Lounge/Diner
 - Utility Room
- Re-fitted modern shower room
- Driveway offering off street parking
- Viewing recommended

£152,500

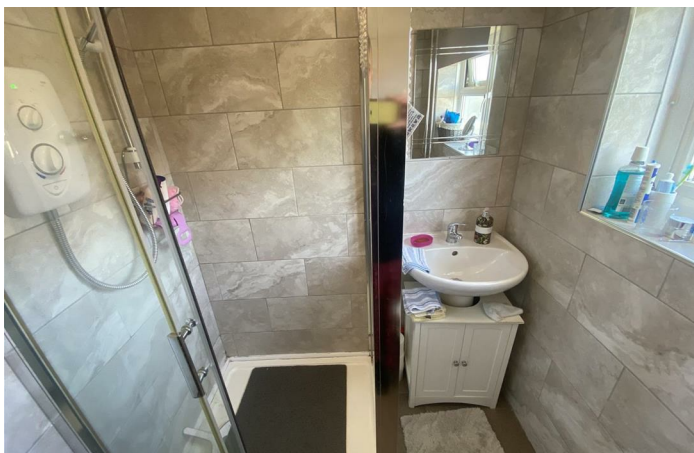




A well presented semi-detached house, situated in the heart of Seaton Delaval, close to all local amenities including bus routes, shops and schools and the newly open Northumberland Train line, ideal first time buyer accommodation.

Briefly comprising: Lounge/Diner with feature fireplace with open working fire, fitted kitchen with a range of wall and floor units with contrasting work surfaces incorporating stainless steel sink unit, gas hob, electric oven and microwave, wall mounted central heating boiler. utility area with plumbing for washing machine and ample space for White goods. To the first floor there are 2 double bedrooms, shower room with good sized shower enclosure and electric shower, pedestal wash hand basin and low level WC, tiled walls.

Externally there is a lawned garden and driveway offering off street parking. To the rear is a lovely easy maintained paved and gravelled garden



Reception Hallway

Lounge/Diner

19'11 x 11'3

Kitchen

10'1 x 9'6

Utility room

10'8 x 8'4

First floor landing

Bedroom 1

15'6 x 9'11

Bedroom 2

11'3 x 9'4

Shower Room

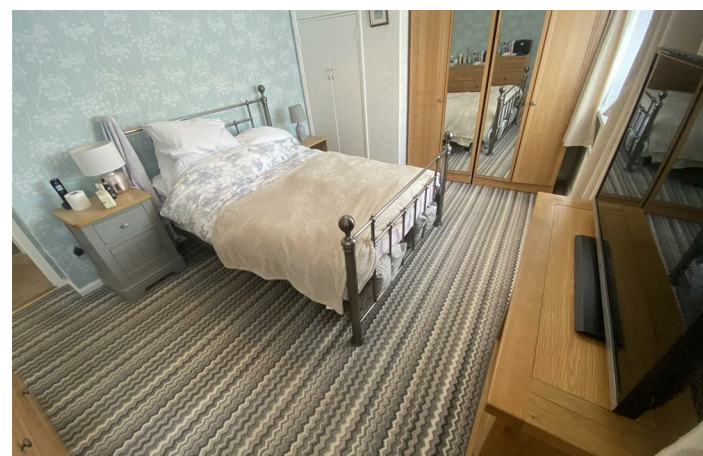
6'1 x 5'5

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

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	

