



4 Western Avenue

Seaton Delaval, Whitley Bay NE25 0EA

- Fantastic Detached House
- Lounge with Bay Window
- 4 Bedrooms, Ensuite Bathroom
 - Driveway & Garage
 - No Upper Chain
- Fabulous Family Accommodation
 - Modern Dining Kitchen
 - Second Family Bathroom
 - Garden to Rear
 - Viewing is Recommended

£259,950





Conveniently situated on Western Avenue in the charming area of Seaton Delaval, Whitley Bay, this fabulous detached house offers an abundance of space and comfort, making it an ideal family home. With no upper chain, this property is ready for you to move in.

As you enter, you are greeted by a lovely porch that leads into a welcoming reception hallway. Lounge to front, featuring a delightful bay window. The heart of the home is undoubtedly the excellent-sized modern kitchen/diner with an excellent range of wall & floor units with contrasting work surfaces incorporating sink unit, integrated dishwasher, plumbing for washing machine, fridge & freezer, which boasts ample space for a dining table and chairs. French doors open out to the garden, seamlessly blending indoor and outdoor living, perfect for entertaining.



The first floor comprises four bedrooms, including one with an ensuite bathroom, ensuring privacy and convenience for the family. Additionally, there is a family bathroom with another 4 piece suite.

Outside, the property benefits from a driveway and an attached garage with electric door with light & power. Gardens to front & rear. The location is particularly advantageous, being close to Seaton Delaval Train Station and excellent schools, making it a prime choice for families.



Entrance Porch

Reception Hallway

Lounge

14'1 x 12'4

Dining Kitchen

24'10 x 11'7

First Floor Landing

Bedroom One

12'1 x 11'8

Bedroom Two

11'7 x 12'4

Bedroom Three

11'7 x 12'4

En suite Bathroom

8'7 x 6'7

Bedroom Four/study

4'9 x 9'1

Family Bathroom

9'8 x 8'2

Externally

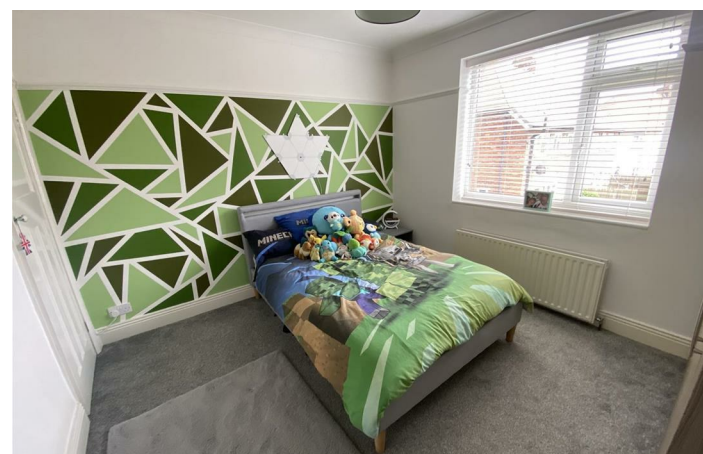
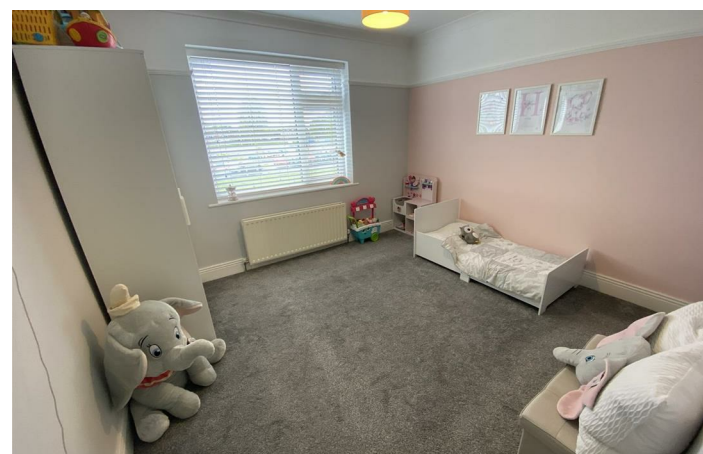
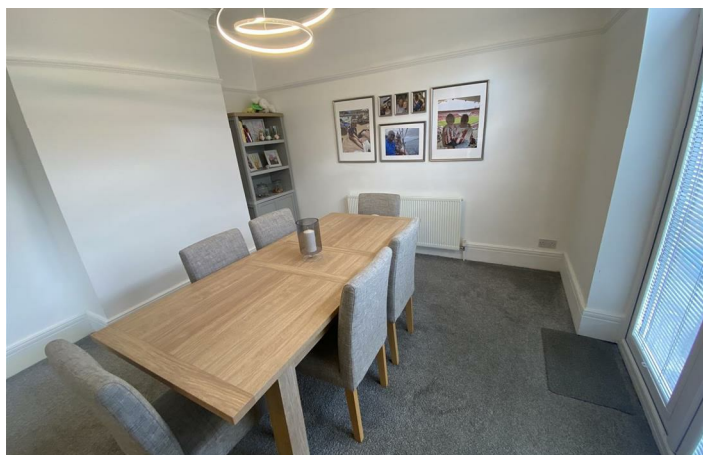
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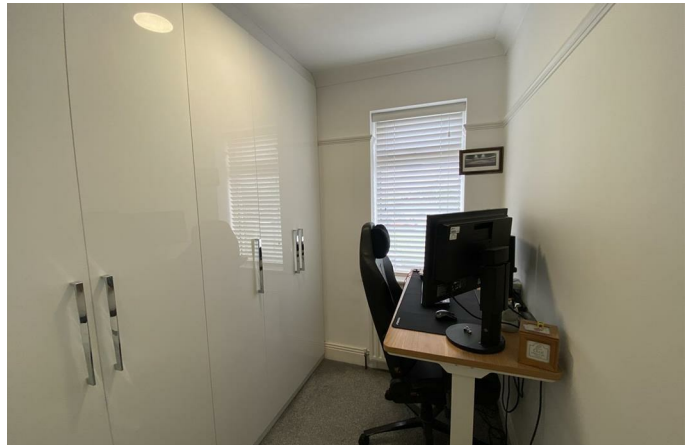
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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







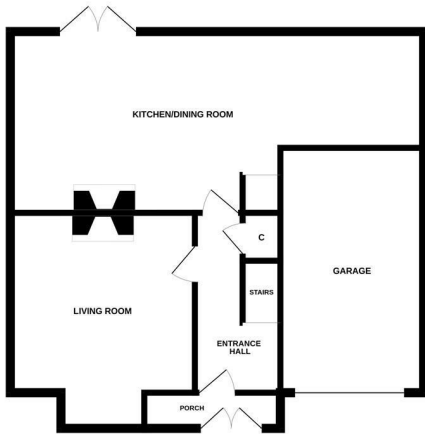
Local Authority Northumberland county council
Council Tax Band C
EPC Rating D
Tenure Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

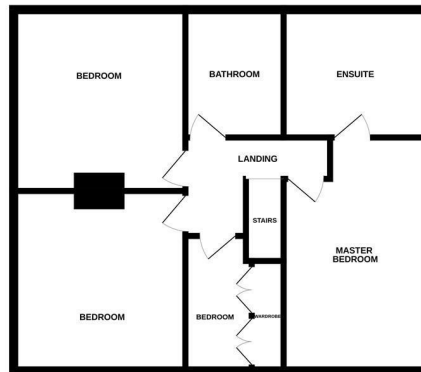
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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