



31 Glanton Avenue

Seaton Delaval NE25 0EH

- Popular Location
- Great Starter Home/Investment
- Private rear garden
- Two Bedrooms
- Easy maintained front garden
- No Upper chain
- Two double Bedrooms
- Off street Parking
- Conservatory
- Viewing essential

Offers In The Region Of £145,000





Well maintained two bedroom semi-detached house situated in the popular village of Seaton Delaval, close to all local amenities, the new "Super school" and the fantastic new train station for commuting to Newcastle upon Tyne.

The property comprises: Charming entrance porch leading into hallway, Open plan Lounge through to Dining room leads onto The bright and airy Conservatory and well appointed Kitchen which provides access to the rear garden.



To the first floor there are Two good sized bedrooms which both have storage and Bathroom/WC.

Boarded loft also provides great storage space.

Externally there is easy maintenance garden and off street parking and to the rear is a private garden with patio and lawn and borders.

Viewing Recommended



Entrance hall

Lounge through dining room

11'7 x 11'1

Dining area 7'6 x 8'11

Kitchen

11'8 x 8'1

Conservatory

Bedroom 1

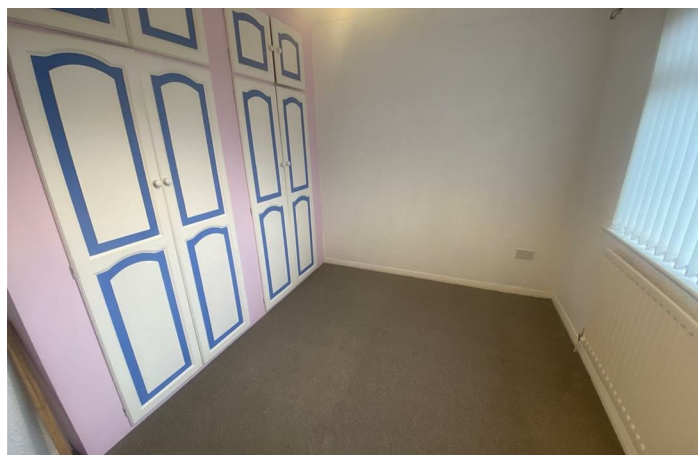
8'10 x 14'1

Bedroom 2

10'3 x 10'9

Bathroom

Externally





Local Authority
Council Tax Band
EPC Rating D
Tenure Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	