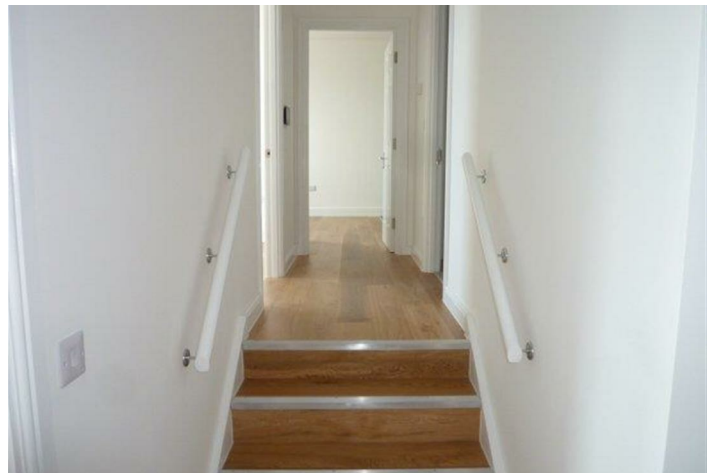




17 Avenue Terrace , Seaton Delaval NE25 0DT

- First Floor Apartment
- Open Plan Lounge/Kitchen
 - Bathroom/WC
- Modern & Contemporary
 - UPVC double glazing
- Two Bedrooms
- Integrated Kitchen Appliances
- Refurbished to a high standard
 - Video Intercom System
 - Close to local amenities

£550 PCM





We welcome to the rental market, this spacious, contemporary and modern two bedroom apartment. Accessed via a secure communal entrance and stairs. Situated on the first floor of this delightful modern apartment which attractively presented and well-appointed. The accommodation includes a private hallway, two bedrooms, open plan lounge and kitchen with integrated appliances, a large bathroom and a secure intercom system. Representing a rare opportunity this property is strongly recommended for an early viewing. Available May 2023.

COMMUNAL ENTRANCE

Entrance Hallway with stairs leading to first floor landing.

PRIVATE ENTRANCE

Private entrance door opening to...

ENTRANCE HALLWAY

Central heating radiator, laminate flooring, two large storage cupboards, Camera intercom system.

BEDROOM ONE

11'5" x 11'11"

Two UPVC double glazed window with roller blind, Central heating radiator, laminate flooring.

BEDROOM TWO

12'4" x 11'1"

UPVC double glazed window with roller blind, central heating radiator, laminate flooring.

BATHROOM/WC

Low level WC, pedestal wash hand basin, part tiled walls, panelled bath with mains shower over, glass shower screen, ladder radiator, vinyl flooring.

OPEN PLAN LOUNGE/KITCHEN

24'7" x 10'6"



KITCHEN AREA

Wall, floor and drawer units with contrasting work surfaces, stainless steel sink unit with mixer tap and drainer. part tiling to walls, integrated fridge/freezer, washer/dryer, electric cooker, hob and extractor fan, vinyl flooring.

LOUNGE AREA

Central heating radiators, UPVC double glazed window with roller blind, TV point, laminate flooring.

Rental Fees

In order to proceed with this property the applicant is required to pay 1 weeks rent (£126.92) to commence referencing checks. On the day the tenancy commences the tenant pays the balance of the first months rent (£423.08) and the damage deposit (£550)

A PROPERTY TO RENT?

IF YOU ARE THINKING OF MOVING HOUSE IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON 0191 237 6060.

OFFICE HOURS:

Monday - Friday 9:00am - 5:30pm

Saturday 9:30am - 3:00pm

We are contactable after hours on our social media pages and via email lettings@mlestates.co.uk

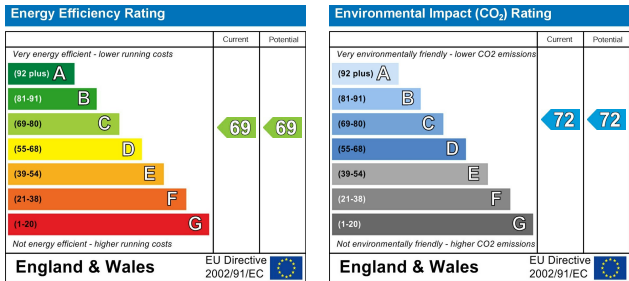
VIEWING: Viewing is strictly by appointment though:- ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT







Local Authority Northumberland County Council
Council Tax Band A
EPC Rating C
Tenure



ML Estates Lettings Office

27 Avenue Road, Seaton Delaval, Tyne
And Wear, NE25 0DT

Contact

0191 237 60 60
lettings@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.