



11 Waring Avenue

Seaton Sluice, Whitley Bay NE26 4JE

- Extended Semi-Detached House
 - Lounge/Dining Room
 - Cloaks/w.c.
 - Garage and Driveway
- Gas Central Heating and Upvc double glazing
- Short walk to the Beach
- Kitchen and Separate Utility Room
 - Four Bedrooms + Study
 - Sunny Aspect Rear Garden
 - No Upper Chain

£280,000





No upper chain Ideally situated close to the Beach is this extended semi-detached house, within catchment for popular schools, shops, bus routes and the lovely Holywell Dene. Briefly comprising Reception Hallway, Living room with bay window and wall mounted gas fire, square arch to Dining Room, fitted kitchen, good sized utility room with access to rear garden. Ground floor cloaks/WC, access to garage.



To the first floor there are 4 bedrooms plus a study and a family bathroom/WC. Driveway to the front offering off street parking leading to a single garage. Whilst to the rear is a Southerly aspect rear garden mainly laid to lawn with borders and patio area.



Reception Hallway

Lounge

13'6 x 11'6

Dining Room

8'9 x 10'3

Kitchen

9'8 x 8'6

Utility Room

9'1 x 6'7

First floor landing

Bedroom 1

14'8 x 8'4 excludes robes

Bedroom 2

10'7 x 11'1

Bedroom 3

6'9 x 6'7

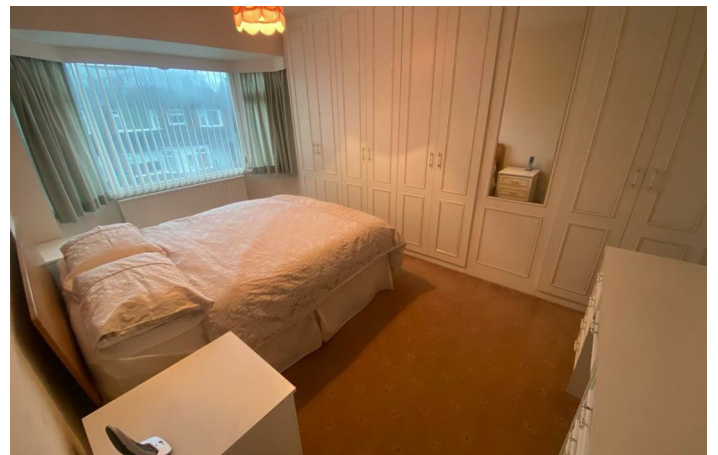
Bathroom WC

Study

9'4 x 7'8 through to

Bedroom 4

7'7 x 13'3





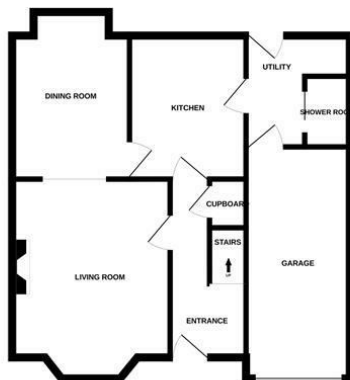
Local Authority Northumberland County Council
Council Tax Band C
EPC Rating D
Deposit
Furnishing null

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

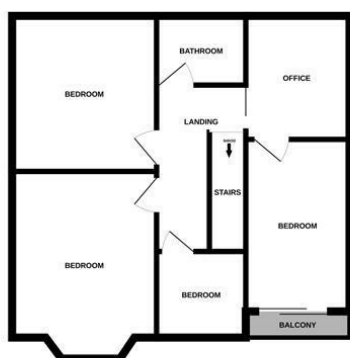
Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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.
 Made with Miroplan ©2023

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.