

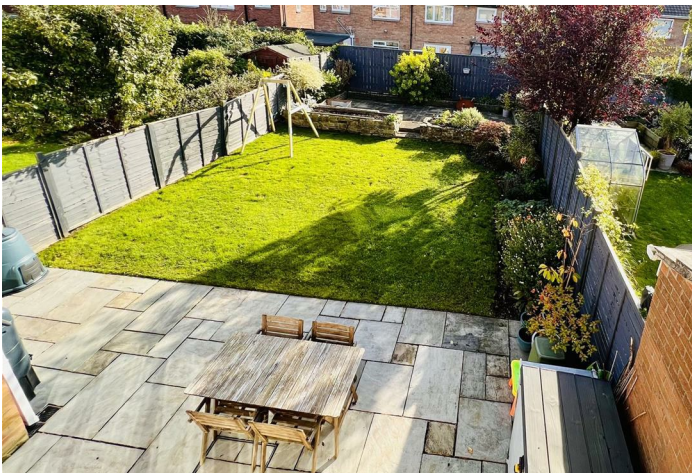


44 Staward Avenue

Seaton Delaval, Whitley Bay NE25 0JG

- Extended Semi-detached
- Immaculate throughout
 - Re-fitted Kitchen
- Superb family bathroom/WC
 - Double Driveway
- Fabulous Location
- open plan Lounge/Diner
 - 3 Bedrooms
- Garage & Gardens
- Viewing essential

Offers Over £250,000





Situated in the ever so popular, quiet street on Staward Avenue, offering excellent family accommodation with local amenities closeby.

Internal viewing is essential to fully appreciate the size and quality of the property on offer. Comprising of a good sized entrance porch opening to an open plan living room with oak flooring and doors, lovely feature chimney breast housing a multi fuel stove, square arch to the dining room/family room with french doors to the rear garden, re-fitted kitchen with a good range of wall and floor units with access to the garage and door to the rear. To the first floor there are 3 bedrooms and a modernised family bathroom/WC with white suite of panelled bath with mains shower over, wash hand basin and low level WC. Externally there is a double driveway offering off street parking for 2 vehicles leading to a garage with roller door. To the rear there is an extensive 50 foot garden with two patio areas, lawn and multiple flower borders. Also benefiting from UPVC double glazing and gas central heating.
*****FREEHOLD*****

Entrance Porch

6'6 x 5'5

Lounge

16'5 x 11'8 to include staircase

Dining Room

10'8 x 18'0

Kitchen

7'5 x 12'3

First Floor landing

Bedroom 1

11'8 x 10'0

Bedroom 2

15'5 x 11'7

Bedroom 3

8'5 x 7'5

Bathroom/WC

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.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

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

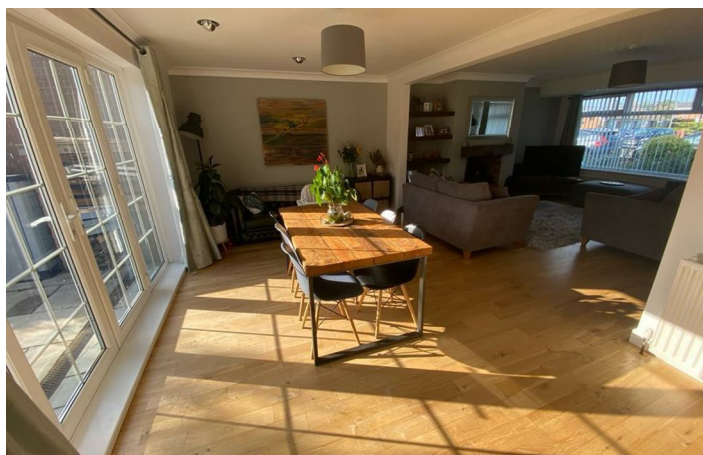
OFFICE HOURS:

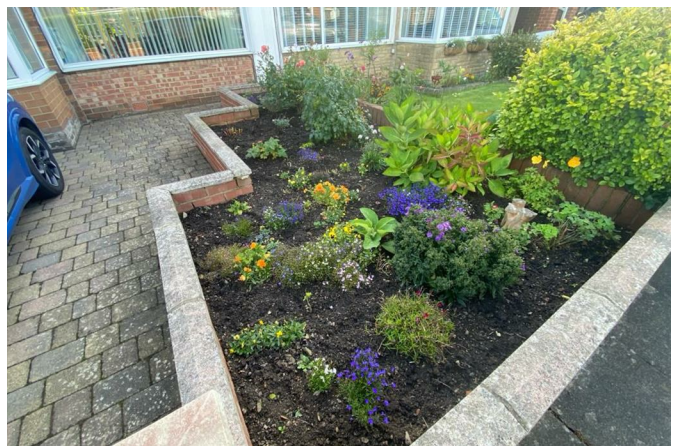
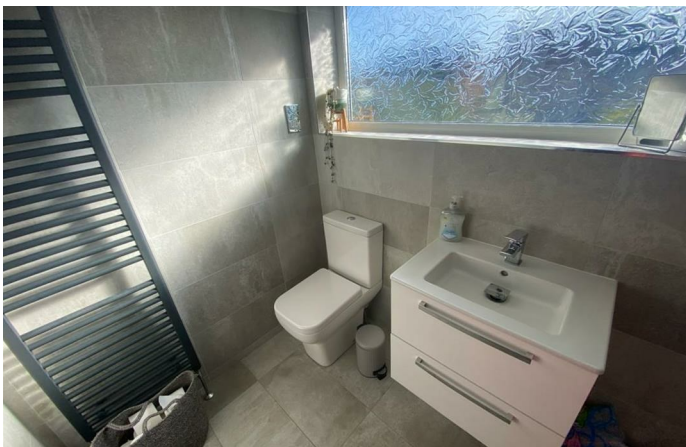
Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

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

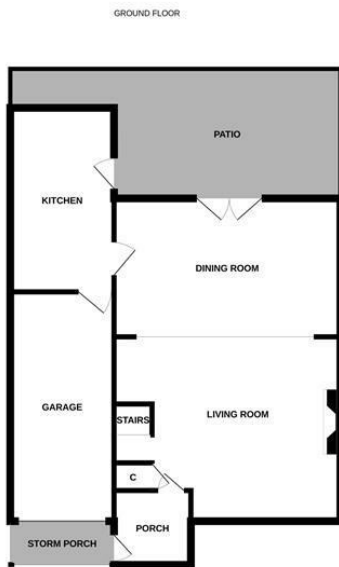
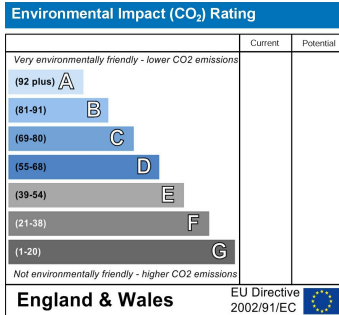
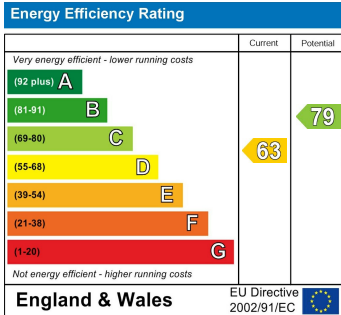
VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT



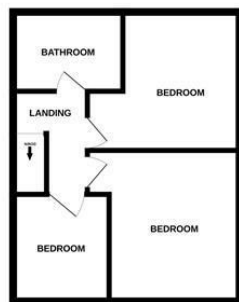




Local Authority Northumberland County Council
Council Tax Band B
EPC Rating D
Tenure Freehold



FIRST 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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