



82 Elsdon Avenue , Seaton Delaval NE250JN

- Semi Detached House
- Utility Room & Cloakroom
- Large Driveway/Garage
- Breakfasting Kitchen
 - Shower Room
- 19ft Lounge/Diner
- Three Bedroom
- Convenient Location
 - Conservatory
 - No Upper Chain

£205,000





Conveniently situated in the heart of Seaton Delaval is this well presented semi detached house, added benefit of no upper chain. The property is close to local amenities , shops, school and local bus routes.

To the ground floor there is a entrance lobby, reception hallway, spacious lounge/diner, breakfasting kitchen with a range of wall and floor units, space for small breakfasting table and chairs, utility room with ample space for white goods and door to cloakroom. There is a 8ft conservatory overlooking pleasant rear garden.



To the first floor there are three bedrooms all with fitted wardrobes, shower room with shower enclosure with mains shower, vanity sink unit and low level wc.

Externally there is a good sized block paved driveway offering off street parking for multiple vehicles, leading to a garage with electric door. To the rear there is a well tendered spacious fenced garden with lawn, blocked paved patio and garden shed.

There is UPVC double glazing and gas central heating.



Entrance Lobby

Reception Hallway

Lounge/Diner

19'2 x 14'6

Kitchen

14'9 x 6'8

Utility Room

12'7 x 5'9

Conservatory

8'0 x 7'2

Cloakroom

First Floor Landing

Bedroom One

14'7 x 10'11

Bedroom Two

10'6 x 9'0

Bedroom Three

8'1 x 8'3

Shower Room

Garage

Gardens

Disclaimer

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.

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.

Viewing Arrangements - Sales

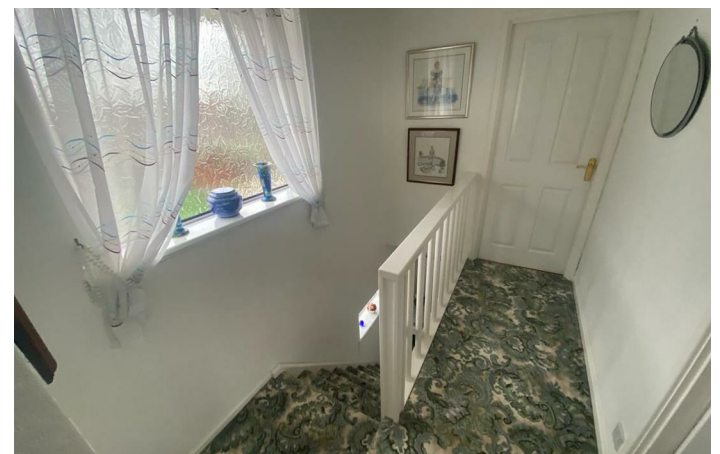
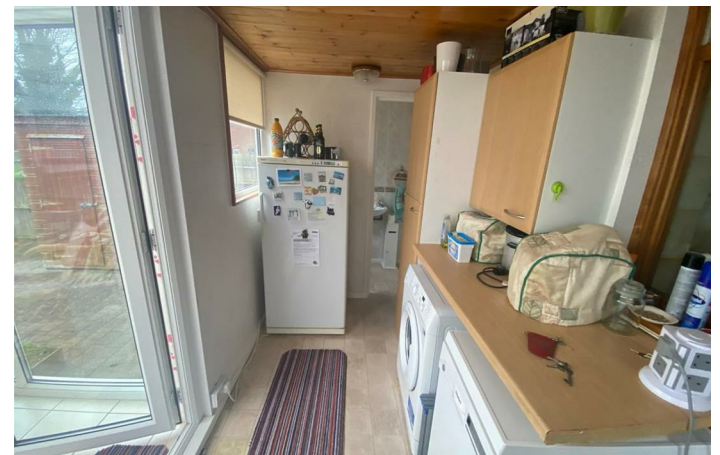
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Local Authority Northumberland County Council
Council Tax Band A
EPC Rating D
Tenure Freehold

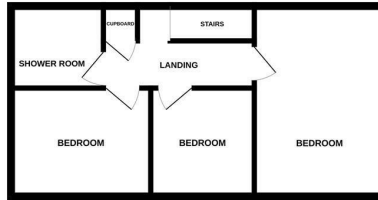
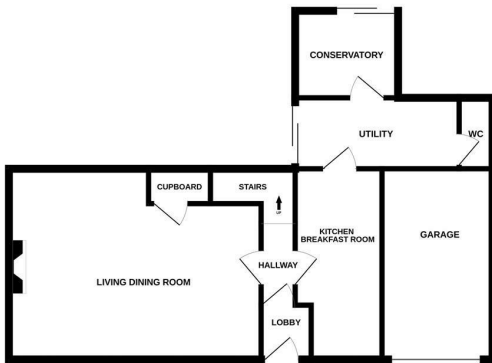
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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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