



58 Staward Avenue

Seaton Delaval, Whitley Bay NE25 0JG

- Extended detached house
- Excellent sized Living accommodation
 - 16Ft Dining Room
 - Ground floor study/WC
 - Gardens and Garage
- Lovely Cul-de-sac position
 - 13Ft Living Room
 - 20ft Kitchen/Utility room
 - 3/4 Bedrooms
 - Must be viewed

£289,950





An excellent opportunity to purchase this well extended detached house situated in the heart of Seaton Delaval in a quiet cul-de-sac, yet close to all local amenities.

Internal viewing is essential to fully appreciate the size of accommodation on offer.

Briefly comprising: Entrance porch, reception Hallway, Living room with log burner and fire surround, squared arch to Dining room with French doors and ample space for table and chairs, ground floor study, excellent sized kitchen with a range of wall and floor units with work tops incorporating sink unit and electric hob and oven, tiled splash backs, Velux window and door to rear garden. utility room with space for White goods and wall mounted central heating boiler, Ground floor WC and wash hand basin.

To the first floor there are 4 Bedrooms (access to Bedroom 4 via bedroom 2), Master bedroom with fitted wardrobes, family bathroom with White suite, externally there are gardens to the front and rear, two driveways, garage with electric door.

Also benefiting from gas central heating and UPVC Double Glazing.

Entrance Porch

Reception Hallway

Lounge

11'6 x 13'6

Dining Room

16'6 x 11'4

Study

6'0 x 6'0

Kitchen

20'4 x 9'4

Utility room

7'9 x 13'3

Ground floor WC

First Floor Landing

Bedroom 1

12'2 x 9'7

Bedroom 2

11'11 x 9'2

Door to

Bedroom 3

14'11 x 7'0

Shower room

Bedroom 4

10'0 x 8'2

Bathroom/WC

8'6 x 5'4

Viewings

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

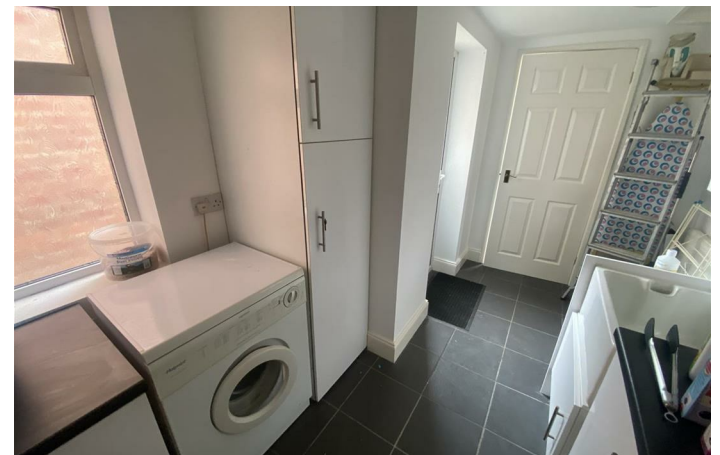
VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT

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. ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.


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





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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	



ML Estates Sales Office

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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.