



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 Bedrooms plus extra multi purpose room
- Must be viewed

£289,950





*****OPEN TO OFFERS*****

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 3 bedrooms with an extra room which has the potential to be either a possible office/ensuite/hobby room or a further bedroom. 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

Multi Purpose Room

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

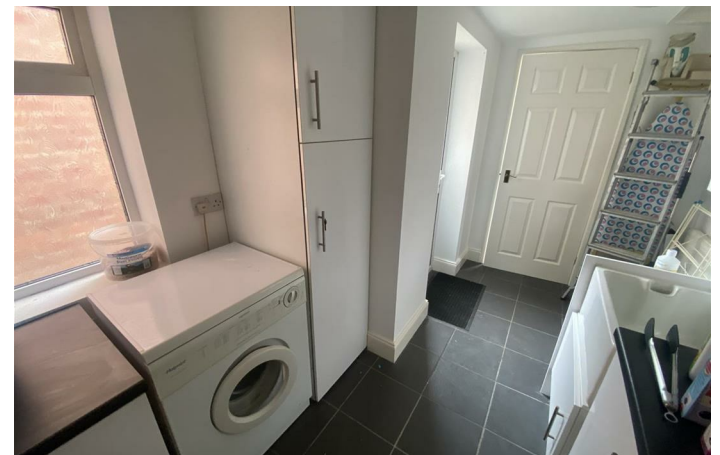
VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT

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 B
Tenure Freehold

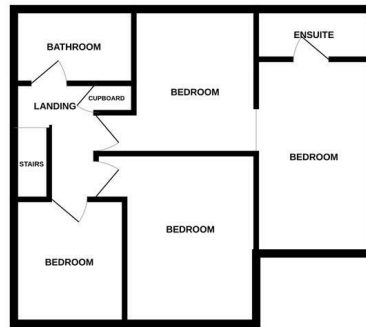
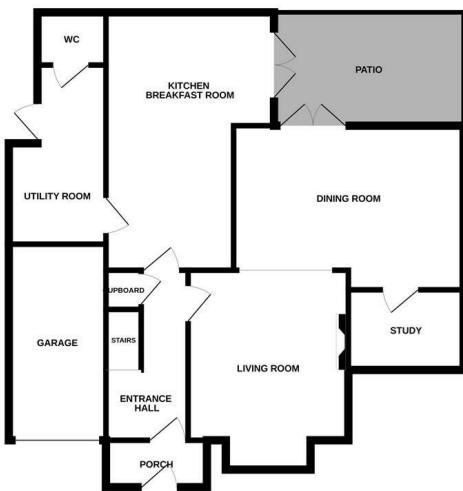
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81 85

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.
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ML Estates Sales Office

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 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.