



106 Elsdon Avenue

Seaton Delaval, Whitley Bay NE25 0BN

- End Terraced Home
 - No upper chain
 - 14ft Dining room
 - Bathroom/WC
 - Leasehold
- Convenient Location
- 14Ft Open plan Living Room
 - 3 Bedrooms
- Front and rear gardens
- Ideal first purchase

£149,950





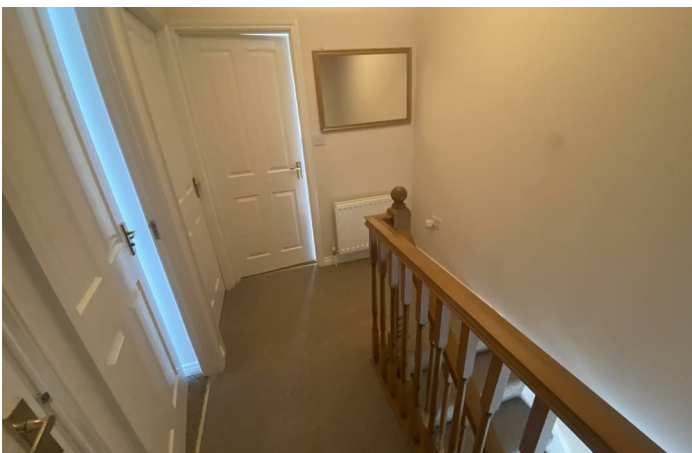
****FREEHOLD****NO UPPER CHAIN****

Early inspection is recommended to fully appreciate this lovely end terraced house situated in the heart of Seaton Delaval, with local amenities close by.

The property offers excellent first time buyers accommodation, briefly comprising: Entrance lobby, open plan Lounge with feature fireplace, door opening to Dining Kitchen which has a range of wall and floor units incorporating gas hob, electric oven, plumbing for automatic washing machine and space for dining room table and chairs and access to rear garden.

To the first floor there are 3 bedrooms and a family bathroom comprising White suite and electric shower over.

Externally paved garden area to front and rear. Also benefiting from gas central heating and double glazing. NO ONWARD CHAIN



Lounge

14'9 x 14'4

Dining Kitchen

12'5 x 14'9

Bedroom 1

15'10 x 9'7

Bedroom 2

11'0 x 7'4

Bedroom 3

7'8 x 7'1

Bathroom/WC

8'5 x 6'4

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

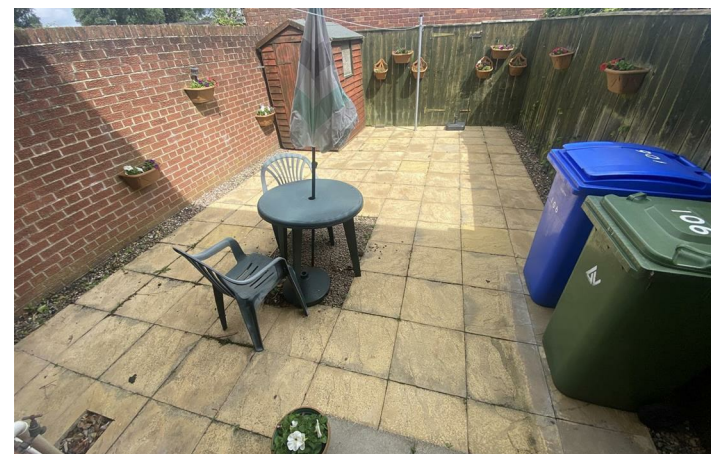
DISCLAIMER:

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 A
EPC Rating C
Tenure Freehold

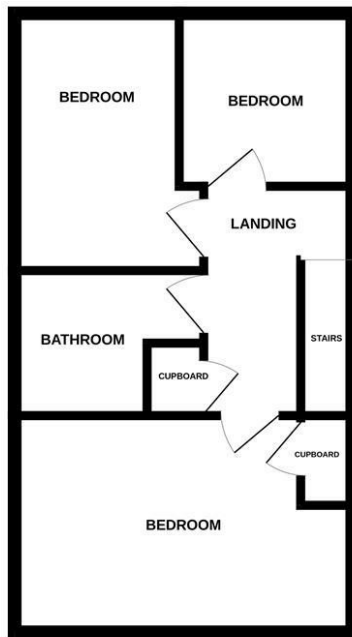
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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