



43 Western Avenue , Seaton Delaval NE25 0EP

- Semi-detached house
 - Dining Room
 - 3 Bedrooms
- Gardens to the front and rear
- Situated close to local amenities
- 14Ft Lounge
- Fitted Kitchen
- Bathroom/WC
- No Upper chain
- Viewing recommended

£154,950





Perfectly situated in a popular residential area with local amenities nearby. The property offers lovely family accommodation with the added benefit of no onward chain. Internal viewing is recommended Briefly comprising: Reception Hallway with stairs to the first floor, Living room to the front with modern electric fire, Dining room with patio doors leading to a lovely garden, fitted kitchen with range of wall and floor units incorporating electric hob and oven, door to rear outhouses incorporating low level Wc and ample storage for garden equipment.



To the first floor there are 3 bedrooms, master with built in wardrobes, bathroom with three piece suite with electric shower over.

Externally there is a walled garden to the front and a further well tended garden to the rear. Also benefiting from UPVC Double glazing, gas central heating. and No upper chain.



Lounge

14'0 x 11'7

Dining Room

11'1 x 8'4

Kitchen

11'2 x 8'4

Bedroom 1

11'6 x 10'5

Bedroom 2

11'1 x 8'6

Bedroom 3

9'3 x 8'4

Bathroom

8'6 x 5'5

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

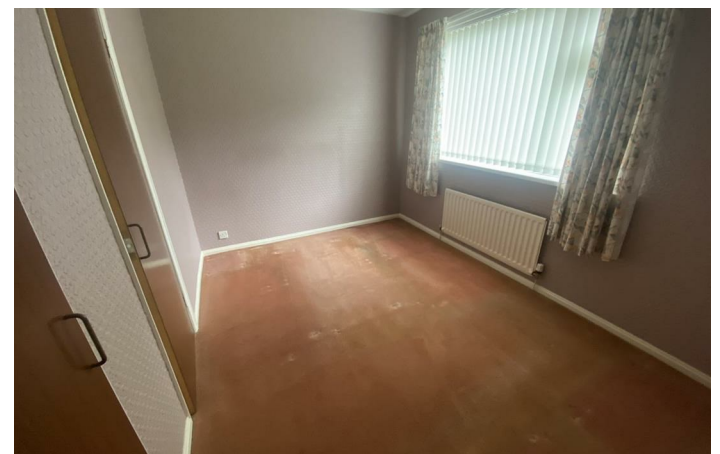
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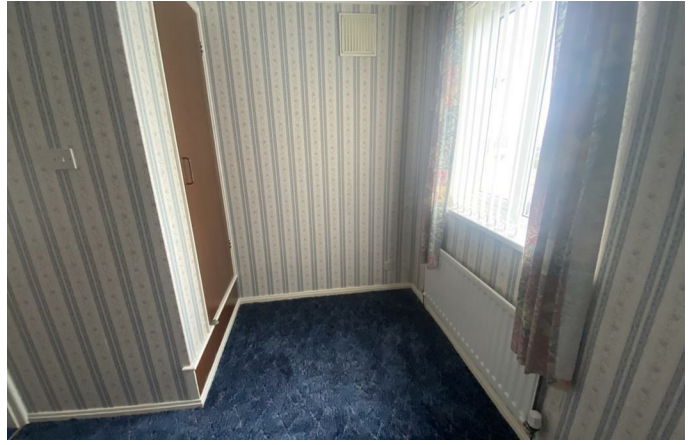
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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

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








Local Authority Northumberland County Council
Council Tax Band A
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

27 Avenue Road, Seaton Delaval, Tyne
 And Wear, NE25 0DT

Contact

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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.