



## 34 Newburgh Avenue

Seaton Delaval, Whitley Bay NE25 0JW

- No Upper Chain
- Ground Floor Flat
  - Lounge
- Modern Shower Room
  - Garden
- Popular Location
- Two Bedrooms
  - Kitchen
- Drive and Garage
- Viewing Recommended

Offers Over £94,950







Situated in the ever so popular area of Seaton Delaval close to local amenities and offering ideal first time buyer accommodation. The flat is being sold with the added benefit of no upper chain and briefly comprises Entrance porch, 15'0 living room with feature fire surround, fitted kitchen with a range of wall and floor units incorporating stainless steel sink unit, two bedrooms (master with fitted wardrobes), modern shower room with walk in shower, vanity wash hand basin and low level wc. Externally there is a garden to the rear with paved patio area. There is also a driveway and garage. A great first buy.



**Lounge**  
15'9 x 10'11

**Kitchen**  
8'8 x 6'5

**Bedroom 1**  
12'11 x 8'0

**Bedroom 2**  
9'5 x 7'5

**Shower Room**  
8'11 x 6'5







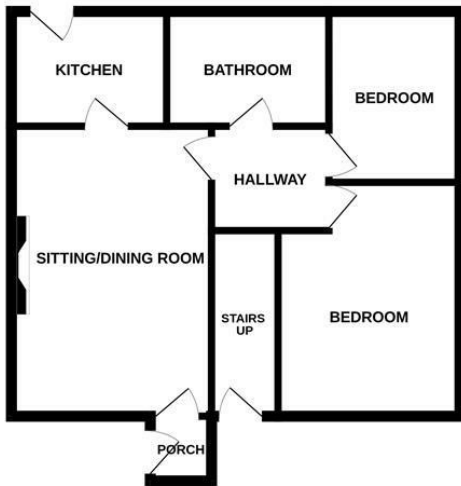
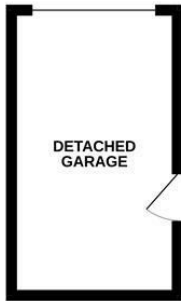
**Local Authority** Northumberland county council  
**Council Tax Band** A  
**EPC Rating** C  
**Tenure** Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND 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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