



## 108 Woodside Avenue

Seaton Delaval, Whitley Bay NE25 0HW

- Superb Semi-Detached
  - Re-Fitted Kitchen
- Two Double Bedrooms
  - Driveway Parking
- Ideal First Time Purchase
  - 19'0 Lounge/Diner
  - 10'0 Utility Room
  - Modern Bathroom/w.c.
  - Front and Rear Gardens
  - No Upper Chain

**£149,950**





\*\*\*\*GORGEOUS HOUSE, MUST BE VIEWED\*\*\*\*

Conveniently located in the heart of Seaton Delaval is this extremely well presented semi-detached house offering excellent first time buyer accommodation. Internal viewing is recommended to appreciate the quality of accommodation offer. Briefly comprises Entrance Porch, 19'0 Lounge/Diner, Refitted Kitchen with a range of wall and floor units, door to Utility Room with ample space for white goods and access to the rear garden. To the first floor there are two double bedrooms with wardrobes, superbly fitted Bathroom with white suite comprising panelled bath with shower over, wash hand basin and low level w.c. Externally there are gardens to the front and rear, driveway providing off street parking. There is Upvc double glazing and gas central heating. The property has the added advantage of being sold with no upper chain. View Early.



**Entrance Porch**

**Lounge/Dining Room**

17'5 x 19'7

**Kitchen**

10'0 x 8'3

**Utility Room**

10'0 x 8'1

**First Floor Landing**

**Bedroom 1**

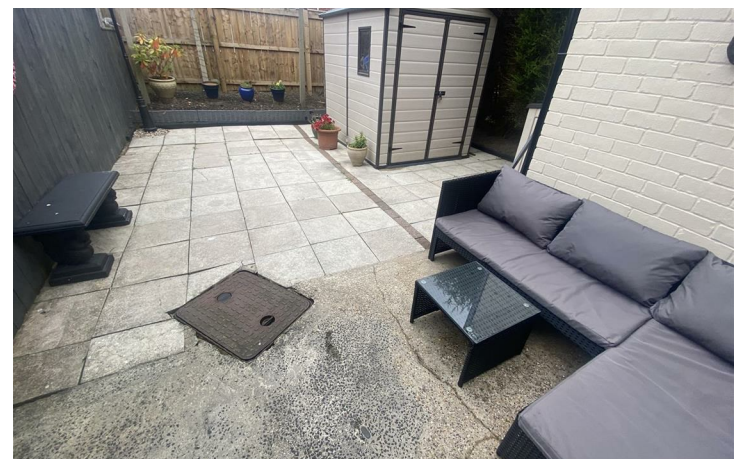
14'2 x 8'3

**Bedroom 2**

10'9 x 9'4

**Bathroom/w.c.**

6'2 x 5'4



**Local Authority** Northumberland County Council  
**Council Tax Band** A  
**EPC Rating** D  
**Tenure** Freehold

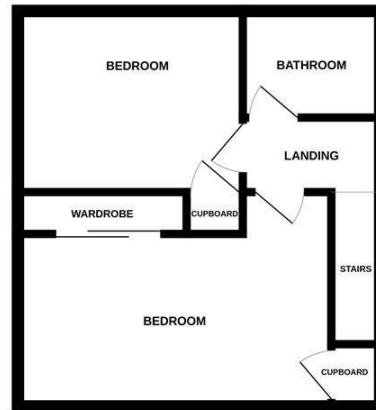
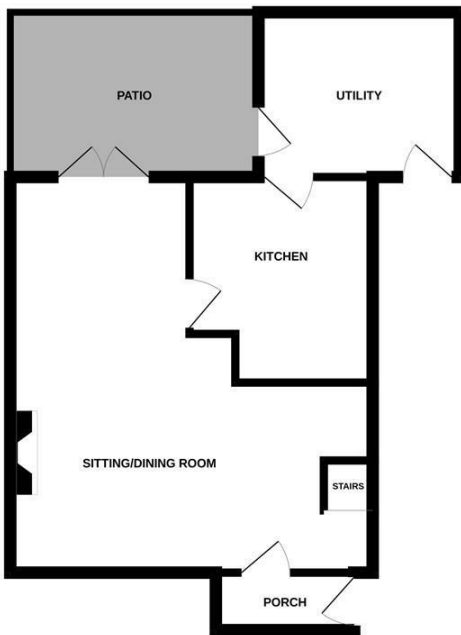
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales	EU Directive 2002/91/EC

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

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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