

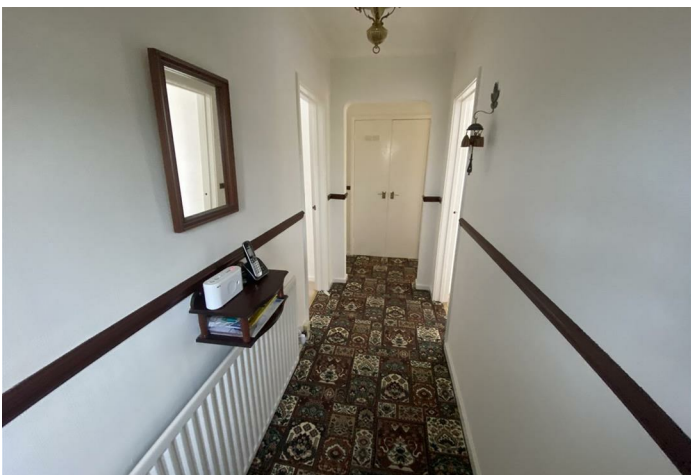


79 Acomb Avenue

Seaton Delaval, Whitley Bay NE25 0JF

- Corner Sited Semi Detached Bungalow
 - No upper chain
 - Fitted Kitchen
 - Driveway & Garage
- Recently Replaced Garage Roller Door
- Priced to sell
- Living Room
- 2 Double Bedrooms
- Recently Replaced Windows and Roof
- Viewing Recommended

£185,000





**** Priced to Sell ****

Offered for sale with no onward chain is this well positioned corner sited Semi Detached Bungalow with lovely gardens to three sides. Local amenities are close by. The bungalow has been well cared for over the years, viewing is recommended.

Briefly comprising Reception Hallway, Lounge with feature fire surround with coal effect gas fire, fitted Kitchen with a range of wall & floor units with contrasting work surfaces incorporating stainless steel unit with mixer tap, door to rear garden. Two Double Bedrooms, Bathroom with 3 piece suite of a panelled bath with electric shower over and screen, pedestal hand washbasin,, low level w.c, Externally there are delightful gardens to 3 sides with lawns, borders and mature shrubs & bushes. Driveway to leading to garage with recently replaced electric roller door. There is recently replaced UPVC double glazing. Gas central central. The roof has been renewed within the last 2 years.
**** Freehold ****

Reception Hallway

Lounge
15'0 x 11'2

Kitchen
10'2 x 9'8

Bedroom 1
12'7 x 11'5

Bedroom
13'0 x 9'9

Bathroom/w.c.
6'8 x 6'7



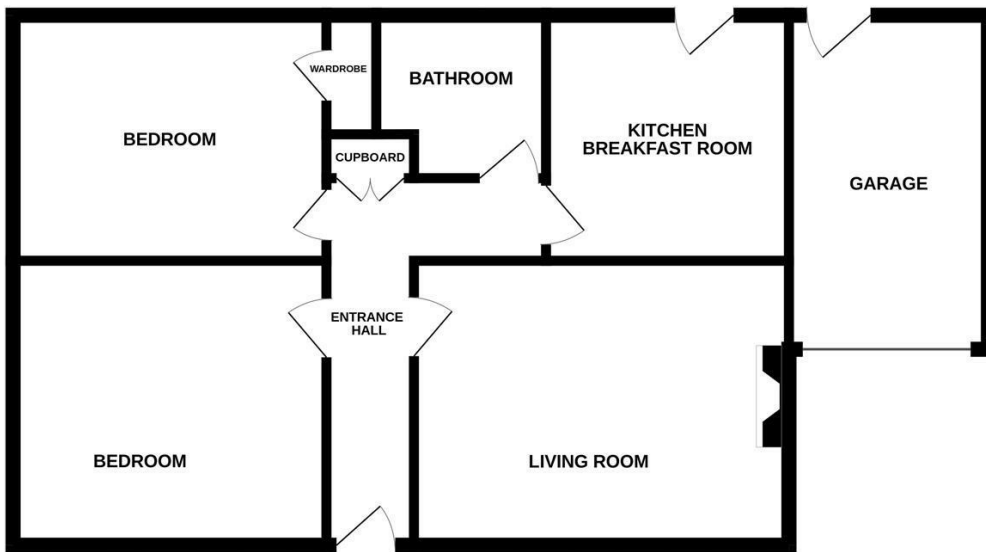
Local Authority Northumberland
Council Tax Band B
EPC Rating D
Tenure Freehold

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	
66	
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



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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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.