



## 66 Woodside Avenue

Seaton Delaval, Whitley Bay NE25 0HW

- Semi Detached House
- Lounge with Multi Fuel Stove
  - 3 Bedrooms
  - Driveway to Front
- Ideal First Time Purchase
- Heart of Seaton Delaval
- Dining Room with Patio Doors to rear
  - Modern Bathroom/w.c.
  - Garden to Rear
- Viewing is Recommended

**£165,000**







A great opportunity to purchase this Semi Detached house, situated on Woodside Avenue close to local shops, schools and the Newly opened Northumberland Train Line. Excellent first time buyer accommodation. Briefly comprising Reception Hallway, Lounge with Multi Fuel Stove, Dining Room with patio doors to rear garden, Fitted Kitchen with wall and floor units, contrasting work tops, plumbing for automatic washing machine, space for cooker, door to rear outhouses and access to rear garden. To the first floor there are 3 Bedrooms and refitted Bathroom with modern White suite of panelled bath with electric shower over, vanity wash hand basin and low level w.c.. Externally there is a driveway offering off street parking and gardens to front & rear.

## Reception Hallway

### Lounge

12'7 x 12'2

### Dining Room

10'4 x 8'3

### Kitchen

10'1 x 10'0

## First Floor Landing

### Bedroom One

11'0 x 8'4

### Bedroom Two

11'9 x 8'8

### Bedroom Three

9'2 x 6'1

### Bathroom/w.c.

8'0 x 5'5

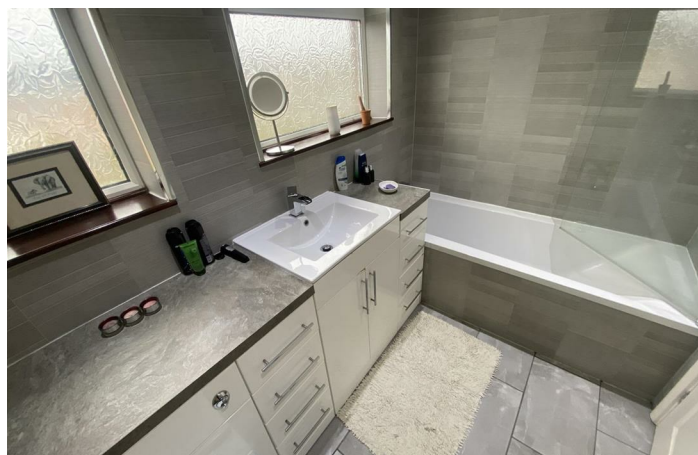
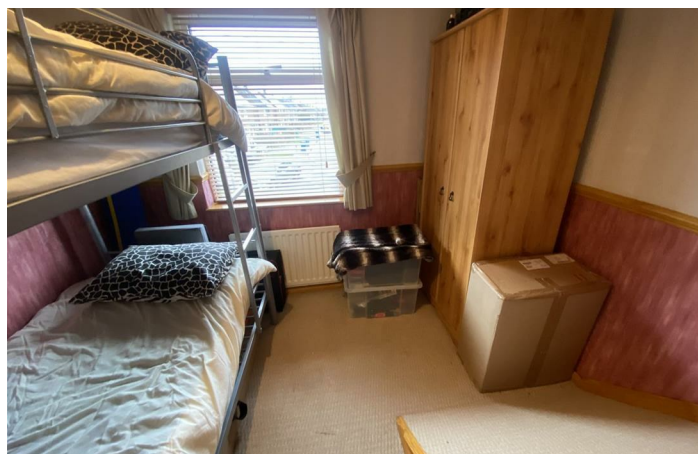
## Rear Garden

### Disclaimer

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.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..


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
Very energy efficient - lower running costs		
(92 plus) A		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
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Not environmentally friendly - higher CO2 emissions		
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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.