



62 Staward Avenue

Seaton Delaval NE25 0JG

- Extended Semi-detached home
- Superb Breakfasting Kitchen
 - Log Burner
- Well presented
 - Gardens
- Four Bedrooms
- Re-fitted Kitchen
- Cul-De-Sac Position
- Garage & Driveway
- UPVC Double Glazing

£239,950





Situated in a pleasant cul-de-sac is this well presented extended semi-detached housing offering excellent sized family accommodation, local amenities are close by including shops, schools and the newly opened Northumberland trainline. Briefly comprising Entrance Porch, reception Hallway, Lounge with log burner and Oak beam, square arch to Dining room with ample space for table and chairs, re-fitted Breakfasting Kitchen with French doors leading to rear garden. A good range of wall and floor units with work surfaces incorporating half bowl sink unit with mixer tap, plumbed for automatic washing machine, "Smeg" gas hob, electric oven and extractor. To the first floor there are 4 bedrooms and a re-fitted bathroom/WC comprising White suite with mains shower over, wash hand basin, low level Wc. Gardens to the front and rear, driveway leading to garage.

Porch

Hallway

Lounge

13'8 x 14'3

Dining Room

Kitchen/Breakfast room

10'11 x 18'

stairs to the first floor

Bedroom 1

11'10 x 6'6

Bedroom 2

8'7 x 17'8

Bedroom 3

9'7 x 8'11

Bedroom 4

13'2 x 7'9

Bathroom/wc

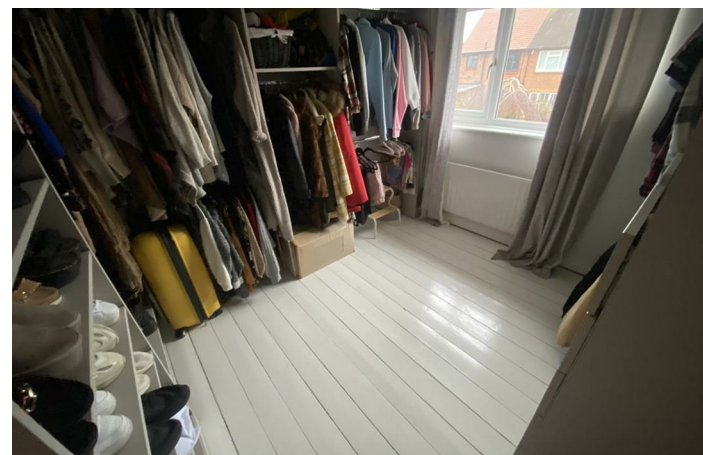
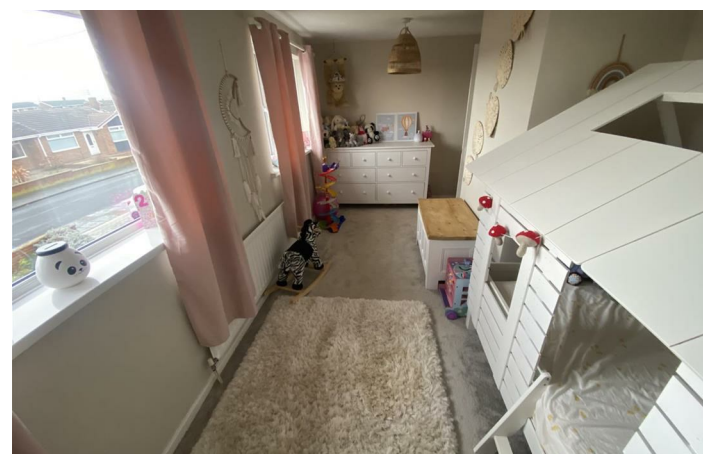
Externally

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. 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
Council Tax Band
EPC Rating C
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		
	73	86
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	