



1 Bavington Road

Seaton Delaval, Whitley Bay NE25 0JJ

- Extended Semi-detached Home
 - Excellent Location
 - Re-fitted quality Kitchen
 - 19FT Conservatory
 - 11ft Bathroom/Shower room
- Corner sited position
 - 23Ft Lounge/Diner
- Utility Room/Ground floor Cloaks/WC
 - 4 Bedrooms
- Garage with driveway and gardens

£265,000





Situated in the heart of Seaton Delaval village on the ever so popular Bavington Road, is this well extended corner sited semi-detached house, close to local amenities of shops, schools and the newly opened Northumberland Trainline.

The property offers spacious family accommodation, briefly comprising Entrance via the conservatory to the front, leading to inner hallway, good sized Lounge/Diner with ample space for table and chairs, re-fitted quality Kitchen with an excellent range of wall and floor units with contrasting work surfaces incorporating stainless steel sink unit, electric hob, built in double electric oven, access to utility room with plumbing for washing machine, door to the rear, Ground floor WC with vanity wash hand basin.

To the first floor there is a long landing with ample storage cupboards, there are 4 bedrooms (three of which have built in robes). Spacious refitted bathroom comprising White suite of panelled bath, vanity wash hand basin, low level WC, bidet and good sized walk in shower enclosure with mains shower.

Externally there is a driveway to the front offering off street parking leading to garage. There are lawned gardens to the front and rear with borders, whilst to the rear is a paved garden with raised borders.

Conservatory

19'0 x 8'3

Lounge/Diner

23'7 x 14'6

Kitchen

12'3 x 13'5

Utility Room

8'3 x 4'11

WC

3'6 x 4'11

Stairs to the first floor

Bedroom 1

12'7 x 10'6

Bedroom 2

10'1 x 8'10

Bedroom 3

8'5 x 8'3

Bedroom 4

13'11 x 8'7

Bathroom

11'4 x 6'7

Disclaimer

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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.

Viewings

OFFICE HOURS:

Monday - Friday 9:00am - 5:00pm

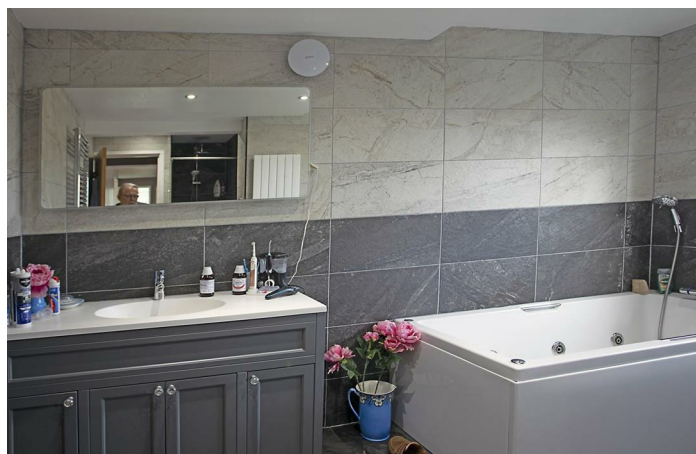
Saturday 9:00am - 2:00pm

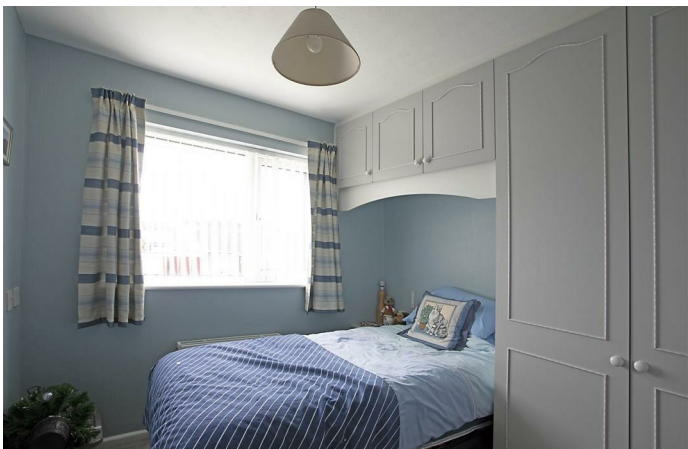
We are contactable after hours on our social media pages and via email sd@mlestates.co.uk

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT


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Local Authority Northumberland County Council
Council Tax Band B
EPC Rating
Tenure

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 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	



ML Estates Sales Office

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