



17 Staward Avenue

Seaton Delaval, Whitley Bay NE25 0JG

- Semi Detached House
 - Dining Room
 - Utility Area
 - Bathroom
 - Garage
- Lounge
- Kitchen
- 3 Bedrooms
- Gardens
- No Upper Chain

£210,000





Conveniently situated in a lovely quiet Cul-de-Sac within Staward Avenue in the heart of the ever so popular Seaton Delaval Village. Close to local amenities including the newly opened Northumberland Train Line. Offered for sale with No upper chain.

Briefly comprising Entrance Porch, Reception Hallway, Lounge with open fire providing solid fuel central heating, sliding doors opening to Dining Room, Fitted Kitchen with a range of wall & floor units, with contrasting work surfaces incorporating sink unit, electric hob & oven and extractor, door to Utility area with access to both garage and rear garden. To the first floor there are 3 Bedrooms, Bathroom with white panelled bath and wash hand basin, separate low level w.c. Externally there is a lawned garden and driveway leading to garage with up and over door. To the rear there is a further sunny aspect garden mainly laid to lawn.

Entrance Porch

Reception Hallway

Lounge

17'8 x 11'1

Dining Room

10'11 x 8'5

Kitchen

10'11 x 8'10

Utility Area

11'2 x 7'8

First Floor Landing

Bedroom One

10'0 x 9'9

Bedroom Two

11'3 x 9'10

Bedroom Three

8'0 x 7'5

Bathroom

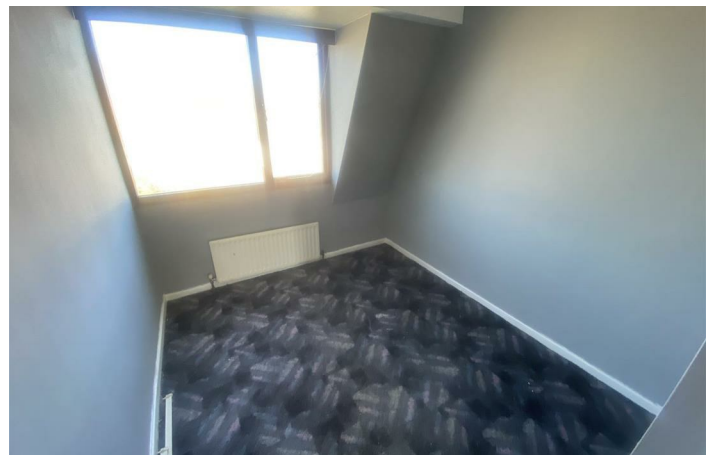
5'7 x 4'8

W.C.

Rear Garden

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. ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract. The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.








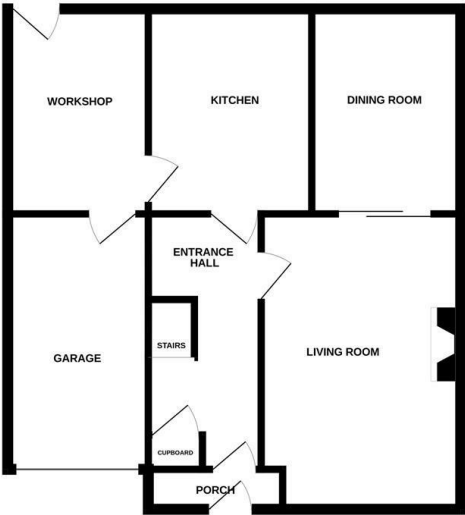
Local Authority Northumberland County Council
Council Tax Band B
EPC Rating D
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

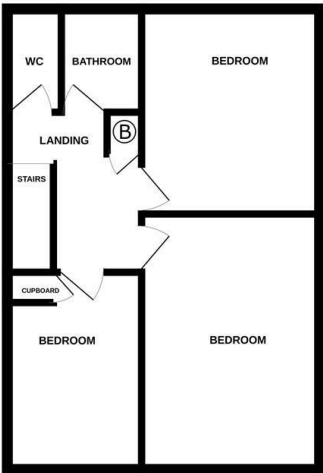
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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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