



## 49 Staward Avenue

Seaton Delaval, Whitley Bay NE25 0JG

- Well presented throughout
  - Cul-De-Sac
- Well equipped Kitchen
  - Shower room/WC
- Gardens to front, side and rear
- Semi-detached bungalow
  - Lounge/Dining room
  - Two Bedrooms
- Garage and driveway for 2/3 cars
- Viewing recommended

**£225,000**







Attractively presented semi-detached bungalow situated on the popular Staward Avenue in Seaton Delaval. The property has been upgraded to an excellent standard, providing ready to move into accommodation.

Briefly comprising: Entrance porch, inviting Hallway with attractive Wood flooring, Superb Lounge through to Dining area with bi fold doors opening onto pleasant and private courtyard, modern kitchen with integrated oven, hob and extractor, dishwasher and fridge freezer, Shower room with larger style shower cubicle, wash hand basin set in vanity unit and low level WC, Two double fitted bedrooms. Externally there are gardens to the front, side and rear plus driveway parking for 2 - 3 cars which leads to attached garage.

All local amenities including good schools, shops, Holywell Dene and access to The New Northumberland Train Line are all within close proximity in Seaton Delaval. An early viewing is recommended to appreciate what this FREEHOLD property has to offer.

### Reception Hallway

### Lounge/Dining Room

15'1 x 11'0

### Dining Room

10'9 x 9'9

### Kitchen

9'6 x 8'8

### Shower Room/WC

6'8 x 6'7

### Bedroom 1

12'7 x 11'4

### Bedroom 2

13'1 x 10'7

### Garage

7'8" x 15'8"

### Driveway

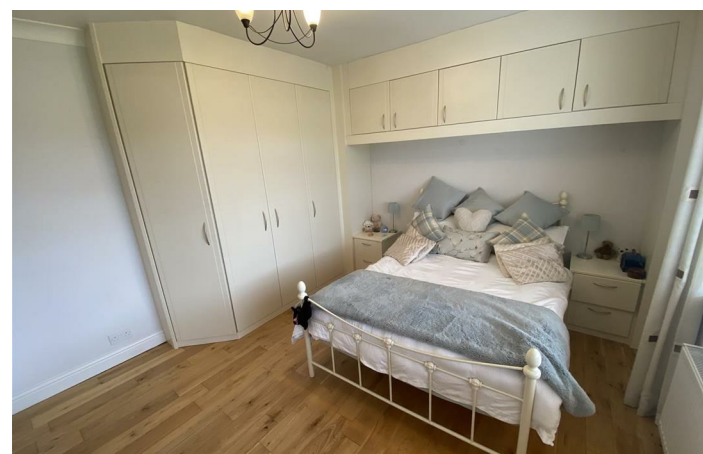
### Gardens

### Disclaimer

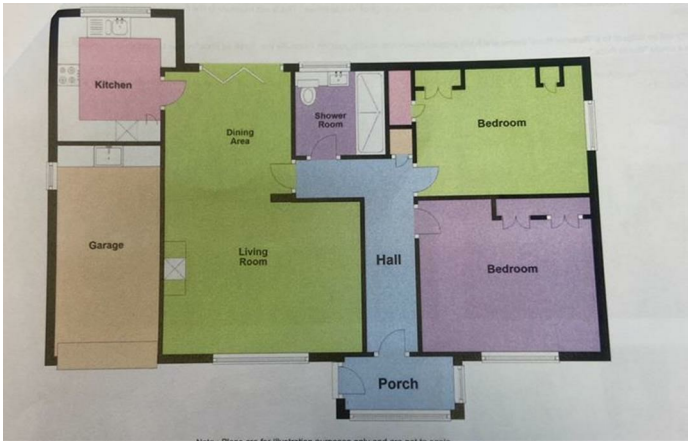
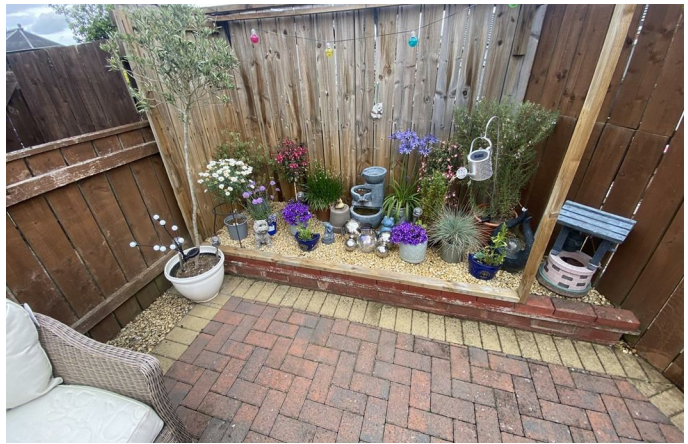
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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







**Local Authority** Northumberland Council  
**Council Tax Band** C  
**EPC Rating** D  
**Tenure** Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 