



## 7 Acomb Avenue

Seaton Delaval, Whitley Bay NE25 0JF

- Amazing semi-detached bungalow
  - No expense spared
    - 15Ft Lounge
    - 3 Bedrooms
  - Driveway & Gardens
- Outstanding throughout
- Refurbished throughout
  - 17Ft Dining Kitchen
- Superb Modern Kitchen
  - Freehold

**£299,950**







An outstanding semi-detached bungalow that has been fully refurbished throughout, offering the most gorgeous Living accommodation with the added benefit of NO UPPER CHAIN.

Situated on Acomb Avenue which is close to all local amenities including new "Super school", as well as the newly opened Northumberland train line for commuting to Newcastle upon Tyne.

The property has been recently re-decorated, new floor coverings and new doors throughout. Briefly comprising Entrance lobby, Lounge to the front with bow window, Dining Kitchen with brand new modern wall and floors units with complimentary work surfaces incorporating electric double oven and hob with extractor above, integrated fridge freezer and dishwasher. Inner Hallway leads to 3 well proportioned bedrooms, luxury brand new fitted bathroom with free standing bath, good sized shower enclosure with mains shower, vanity wash hand basin and low level WC.

Externally there are gardens to the front and rear and driveway offering off street parking.

Only an internal inspection will help you appreciate what this property has to offer.



### Entrance Porch

### Lounge

15'9 x 13'11

### Dining Kitchen

17'5 x 6'10

### Inner Hallway

### Bedroom 1

12'2 x 11'9

### Bedroom 2

10'0 x 9'11

### Bedroom 3

10'2 x 8'3

### Bathroom/WC

9'3 x 6'7

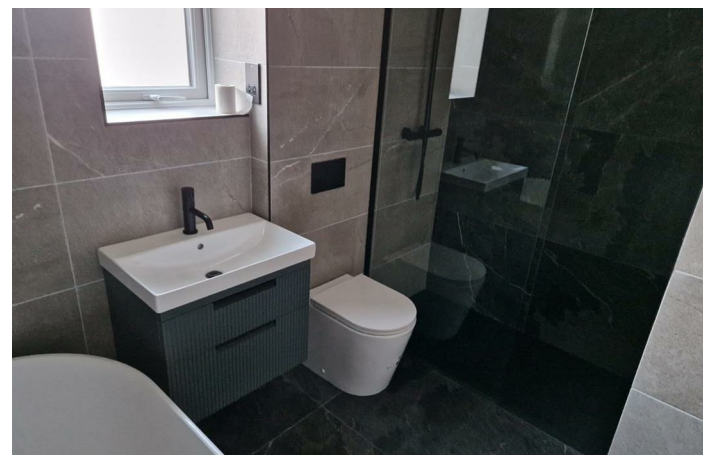
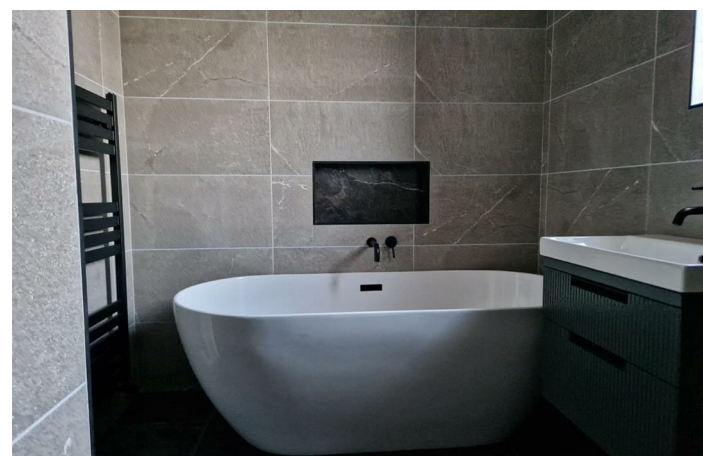
### Externally

### 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.

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.







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 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	

