



## 29 Staward Avenue , Seaton Delaval NE25 0JG

- Fantastic Semi Detached Bungalow
  - Immaculate condition
    - Dining Room
    - 2 Bedrooms
  - Utility Room/Multi purpose room (Converted garage)
- Corner position
- Lounge with multi fuel stove
- Modern fitted Kitchen
- Luxury bathroom/WC
- Driveway & Gardens

**£219,950**







A fabulous opportunity to purchase this extremely well presented and updated throughout semi-detached bungalow. Corner sited in a lovely quiet cul-de-sac close to all local amenities. Briefly comprising: Entrance porch, reception hallway, living room with feature chimney breast with multi fuel stove, separate dining room with patio doors to rear garden. Modern quality fitted kitchen with ample wall and floor units with induction hob, extractor, electric oven and integral dishwasher, door to utility room/multi purpose room ideal for office/study etc (converted garage), two bedrooms (2nd currently used as a sitting room), superbly refitted bathroom/WC with mains shower over, externally there are gardens to 3 sides mainly laid to lawn, driveway offering off street parking. Also benefiting from UPVC double glazing, Viewing essential

**Entrance porch**

**Hallway**

**Lounge**  
11'7 x 13'7

**Dining Room**  
11'6 x 10'5

**Kitchen**  
10'9 x 9'2

**Bathroom**

**Bedroom 1**  
13'7 x 10'10

**Bedroom 2/Sitting Room**  
9'9 x 15

**Utility Room/office studio**  
9'8 x 19'3





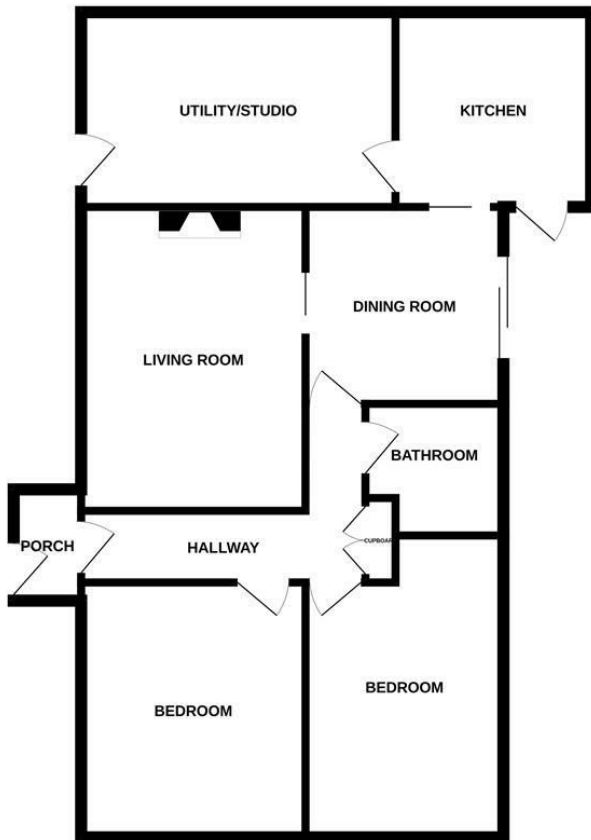


**Local Authority** Northumberland County Council  
**Council Tax Band** B  
**EPC Rating** D  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	

GROUND 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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