



18 Western Avenue

Seaton Delaval, Whitley Bay NE25 0EW

- Semi Detached House
 - Great Location
 - 15ft Living Room
- Ground Floor Bathroom/w.c.
 - Driveway & Gardens
- No Onward Chain
- Lovely Family Home
 - Fitted Kitchen
- 3 Good Sized Bedrooms
- Viewing is Recommended

£185,000





Situated on Western Avenue in the popular area of Seaton Delaval, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and well-maintained home. With no onward chain, this property is ready for you to move in and make it your own.



The house boasts a Reception Hallway, spacious 15ft living room, fitted kitchen with a range of wall & floor units with contrasting work surfaces incorporating stainless steel sink unit, with mixer tap, gas hob and electric oven, display shelves, plumbing for automatic washing machine and space for small table & chairs. There is a ground floor bathroom with white suite comprising a panelled bath with electric shower over and handwash basin with separate w.c.

Upstairs, you will find three generously sized bedrooms. The property is complemented by a driveway, providing off-street parking, car port and gardens to both front & rear.



Situated in a great location, this home is close to local amenities, including shops, schools, and Seaton Delaval Train Station, making it ideal for families and commuters alike. Viewing is recommended. Don't miss out on the chance to make this house your new family home.



Reception Hallway

Lounge

15'4 x 10'5

Kitchen

11'1 x 7'3

Bathroom

5'10 x 4'10

Separate W.C.

First Floor Landing

Bedroom One

11'11 x 11'0

Bedroom Two

10'4 x 9'10

Bedroom 3

10'4 x 8'8

Externally

Disclaimer

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.

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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 A
EPC Rating
Tenure Freehold

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

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



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