



## 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

**Offers In The Region Of £199,950**







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. Competitively priced to allow for some updating.

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 southerly 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

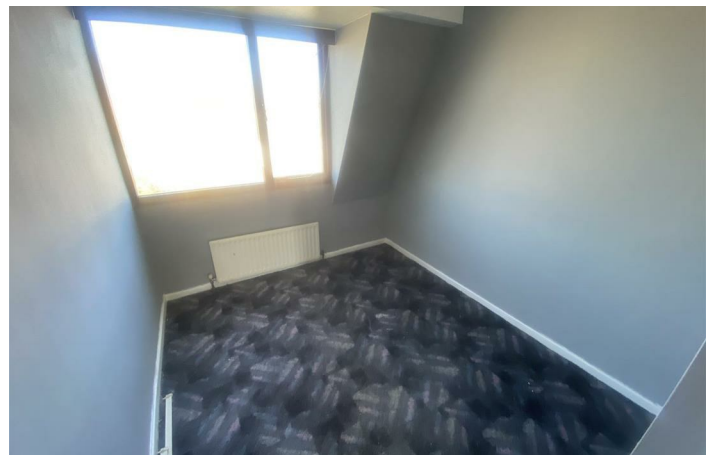
5'7 x 4'8

### W.C.

### Rear Garden

### Disclaimer

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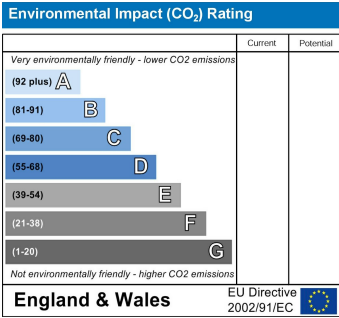
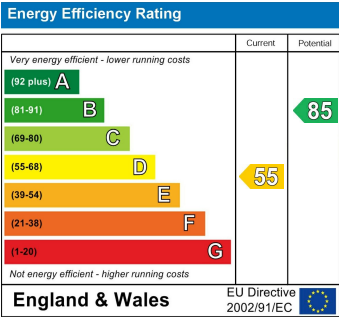






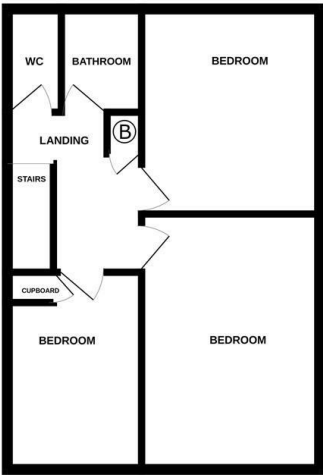
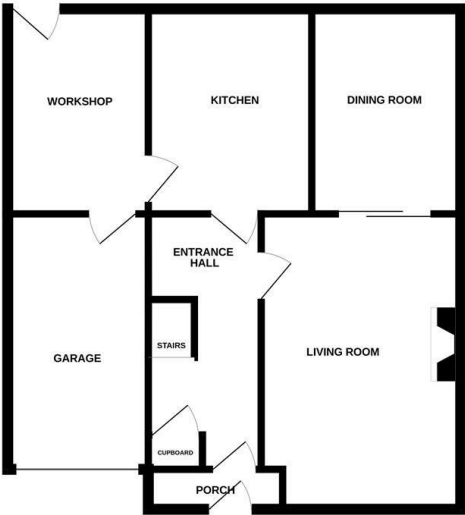


Local Authority Northumberland County Council  
Council Tax Band B  
EPC Rating D  
Tenure Freehold



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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