



61 Acomb Avenue

Seaton Delaval, Whitley Bay NE25 0JF

- Semi Detached Bungalow
- Worthy of Internal Viewing
 - Modern Kitchen
 - 2 Bedooms
- Front & Rear Gardens
- Immaculate Condition Throughout
 - Living Room
 - Utility Room
- Modern Shower Room
- Driveway & Garage

£239,950





Situated in a lovely cul-de-sac on Acomb Avenue, this immaculate semi-detached bungalow presents an exceptional opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms and a modern kitchen & shower room, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a welcoming reception hallway that leads to a bright living room, a modern kitchen, which boasts a comprehensive range of wall and floor units, complemented by contrasting work surfaces incorporating a sink unit, equipped with an electric hob, oven, and extractor. Additionally, a handy utility room provides extra storage and a second sink unit, space for white goods, enhancing the practicality of the home. Access to garage and the rear garden.



The master bedroom features sliding door wardrobes, offering ample storage and second bedroom to the front. The modern shower room is thoughtfully designed, featuring a spacious enclosure with a mains shower, a stylish vanity handwash basin, and a low-level WC.



Conveniently located, this bungalow is close to local amenities and is just a short distance from Seaton Delaval train station, providing direct access to Newcastle city centre. Internal viewing is highly recommended to fully appreciate all that this charming bungalow has to offer.



Reception Hallway

Living Room

12'4 x 12'0

Kitchen

11'5 x 8'8

Utility Room

10'0 x 5'5

Bedroom One

11'11 x 10'1

Bedroom Two

10'0 x 8'9

Shower Room

7'8 x 5'6

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.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

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

OFFICE HOURS:

Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email
sd@mlestates.co.uk

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT





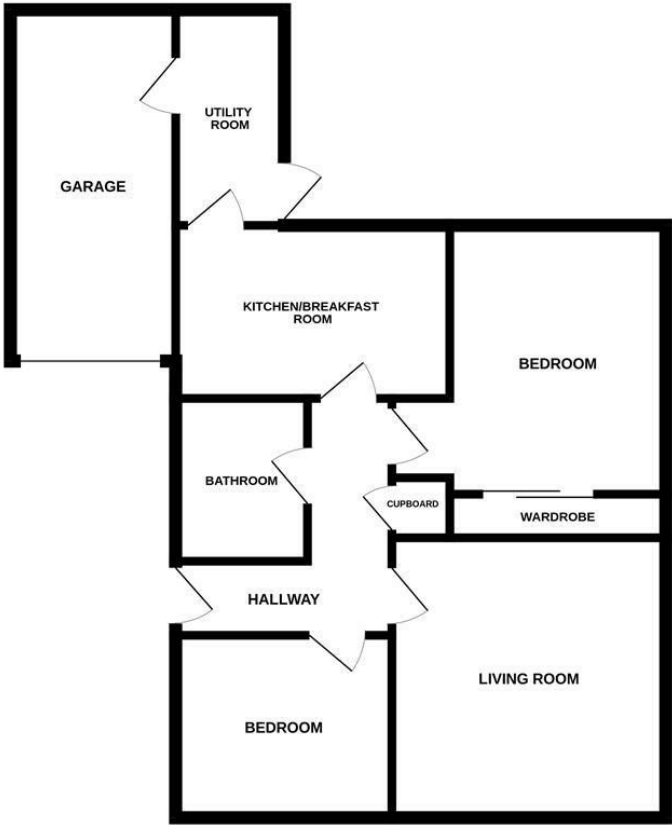


Local Authority Northumberland County Council
Council Tax Band B
EPC Rating
Tenure Freehold

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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ML Estates Sales Office

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