

80 WESTERN AVENUE
SEATON DELAVAL NE25 0EW
£199,950



- **FOUR BEDROOM SEMI DETACHED HOUSE**
- **LOUNGE & CONSERVATORY**
- **OPEN PLAN KITCHEN DINER**
- **FAMILY BATHROOM WC & DOWNSTAIRS WC**
- **POPULAR RESIDENTIAL LOCATION**
- **FRONT GARDEN**
- **IMPRESSIVE REAR GARDEN & OUTHOUSE**
- **EPC RATING D**

This well presented, semi detached house is perfectly located in a popular residential area. It boasts a wealth of modern features and is ideal for a family.

This is a four bedroom property set over three floors. Ground floor: lounge, kitchen diner, conservatory, downstairs WC. First floor: three bedrooms, bathroom WC. Second floor: fourth bedroom. Externally: front garden, rear garden, outhouse.

The generous size and family feel of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Seaton Delaval's appeal lies in its proximity to the coast, Holywell Dene and the diversity of schools, amenities and things to do locally. Served by excellent transport links, this popular area attracts a diverse community from retirees to families and young couples.

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VESTIBULE

Enter through UPVC double glazed front door with glazed panel into the vestibule. With UPVC double glazed window and inner door to entrance hallway.



KITCHEN DINER

20'10" x 10'7"

(measurement into recess)
Lovely, classic and open plan kitchen diner which easily accommodates a six seater dining table. Benefiting from high gloss base and drawer units with contrasting worktops and upstands incorporating one and a half bowl sink, drainer and mixer taps. Integrated appliances include single oven, four ring gas hob, glass panel splashback and chimney hood. Space for dishwasher, fridge freezer and washing machine. There are two UPVC double glazed windows, wall mounted combi boiler, single radiator and UPVC double glazed doors leading to the conservatory.



LOUNGE

14'0" x 12'4"

The lounge is bright and front facing with a family feel.

There is a UPVC double glazed window, TV point and single radiator. Door to kitchen diner.



CONSERVATORY

13'11" x 9'8"

(measurement into recess)
Light and airy UPVC double glazed conservatory with doors to the rear garden and door to downstairs WC.



DOWNSTAIRS WC

With low level WC, wall mounted wash basin and door to outhouse.

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LANDING

Bright and airy landing with UPVC double glazed window, loft access and doors to three bedrooms and bathroom WC. Stairs up to the second floor.



BEDROOM ONE

15'9" x 8'9"

(measurement into recess)

Bedroom one is bright and front facing with UPVC double glazed window, single radiator and built in wardrobes.

BEDROOM TWO

13'9" x 9'2"

(measurement into recess)

Bedroom two is bright and rear facing with UPVC double glazed window, built in storage cupboards and single radiator.



BEDROOM THREE

9'3" x 8'8"

(measurement into recess)

Bedroom three is front facing with UPVC double glazed window, built in storage cupboard and single radiator.



BATHROOM WC

8'7" x 5'5"

Stylish and good sized family bathroom benefitting from free standing bath with central mixer taps and shower over, pedestal wash basin and low level WC. There are partially tiled walls, towel warmer and two UPVC double glazed obscured windows.

BEDROOM FOUR

17'7" x 10'6"

(measurement into recess & eaves)

Bedroom four is bright with two Velux windows.

OUTHOUSE

8'7" x 8'5"

Attached outhouse with UPVC door to the side of the property giving access to the front.

FRONT GARDEN

The front garden is laid to lawn with mature shrubs, planted borders and paved section. The boundary is marked by a fence and wall.

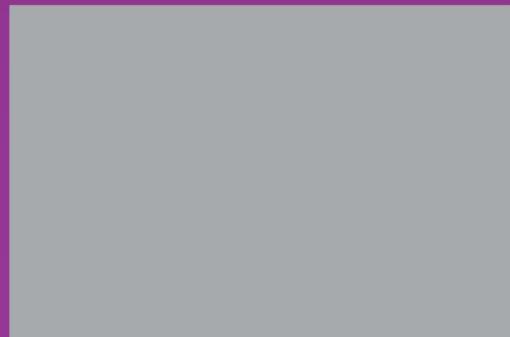
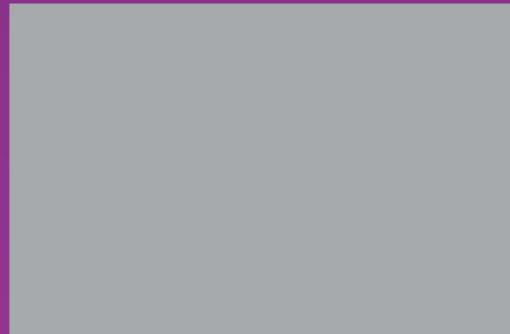


REAR GARDEN

Impressive and secluded rear garden with lawn, planted borders, mature shrubs, patio and water tap. The boundary is marked by a fence.

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Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

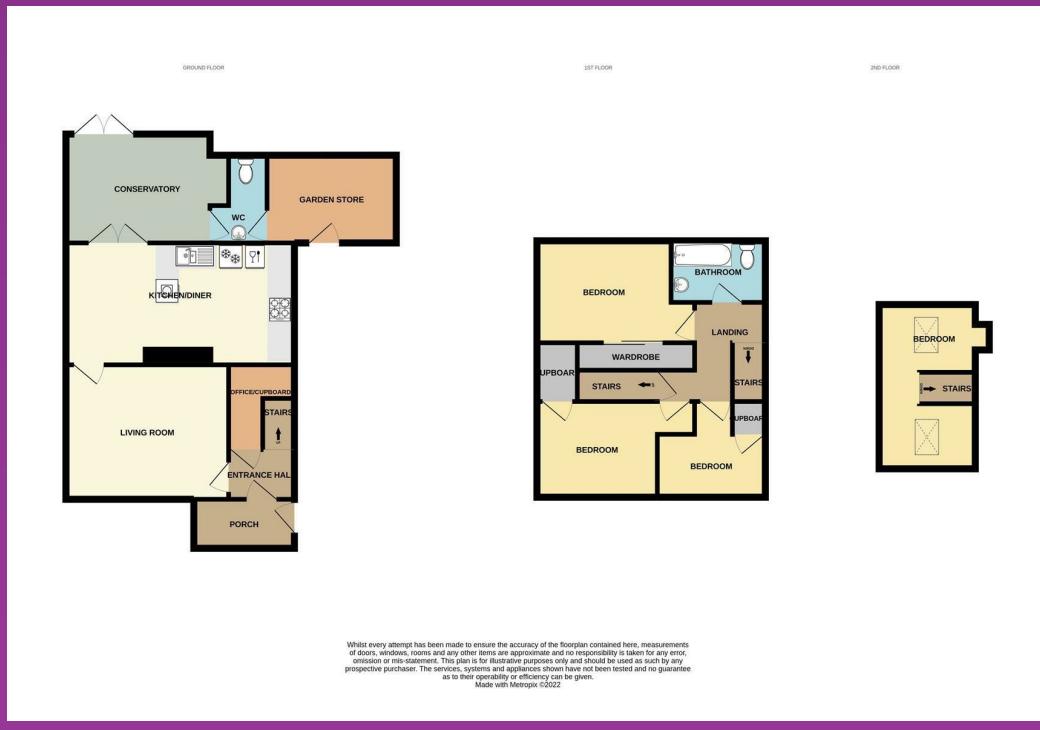
Appliances and Services

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The Properties Misdescription Act, 1991

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They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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