

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

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- **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.

**ENTRANCE HALLWAY**

Welcoming entrance hallway with built in under stairs office space and stairs up to the first floor. Door to lounge.

**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.



**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. Benefitting 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.

**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.

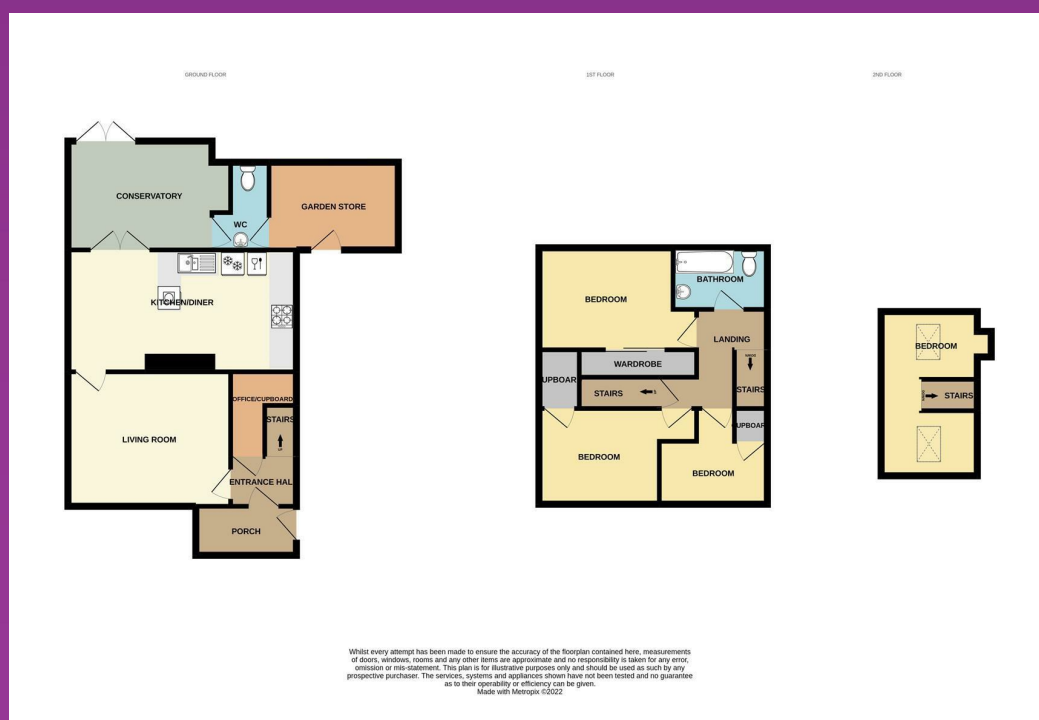
## Appliances and Services

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

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	84
(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 <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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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