



Eldon Avenue, Seaton Delaval, Whitley Bay

Asking Price £245,000

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RICHARDSONS 

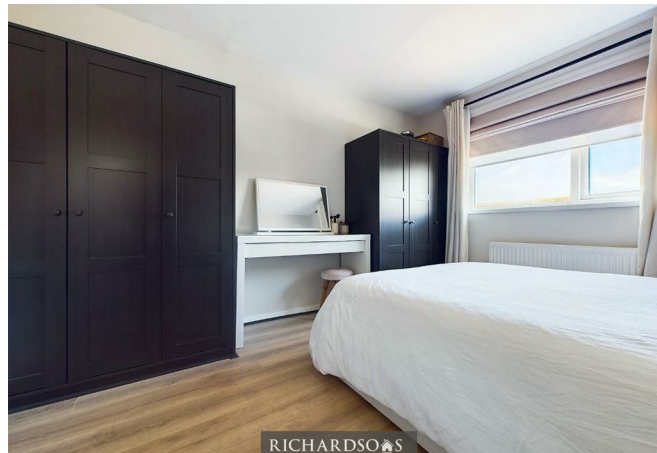


RICHARDSONS



# Elsdon Avenue Whitley Bay, NE25 0BN

- REFURBISHED THROUGHOUT
- NEW FLOORING AND DOORS
- DOUBLE DRIVE
- IMMACULATE CONDITION
- UTILITY & WC ADDED
- REWIRE COMPLETE 2023
- SOUTH BACKING GARDEN
- EPC RATING B



Asking Price £245,000



Welcome to Elsdon Avenue, Seaton Delaval, this three bedroom semi-detached home has been refurbished throughout including a full rewire and the addition of the utility room and WC.

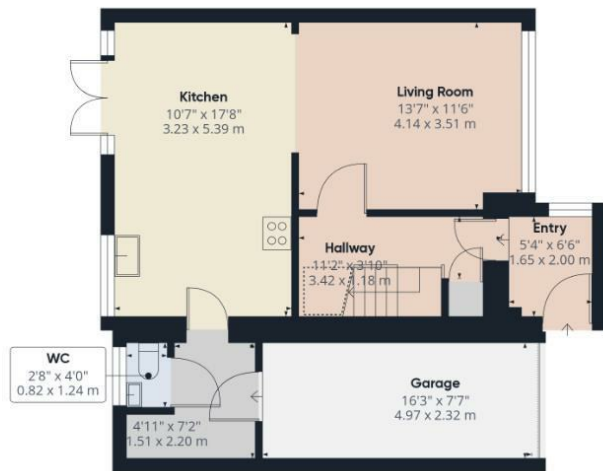
The garden provides a lovely outdoor space which feels very private due to backing on to bungalows. Additionally, the driveway offers off-street parking for two cars, making coming home a breeze.

The house is in immaculate condition, showcasing the care and attention to detail that has been put into upgrading this beautiful home which include but not limited to; quartz worktops, hot water tap and a high grade herringbone flooring throughout the ground floor space.

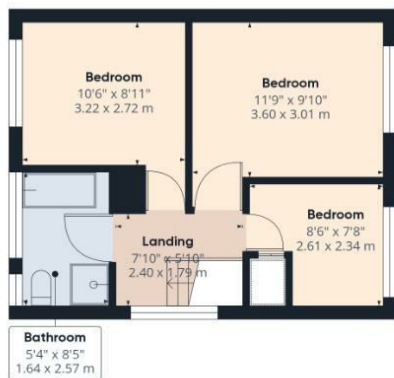
A viewing of this lovely home is highly recommended.







Ground floor



Floor 1

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Approximate total area<sup>m</sup>

1010.54 ft<sup>2</sup>

93.88 m<sup>2</sup>

Reduced headroom

9.64 ft<sup>2</sup>

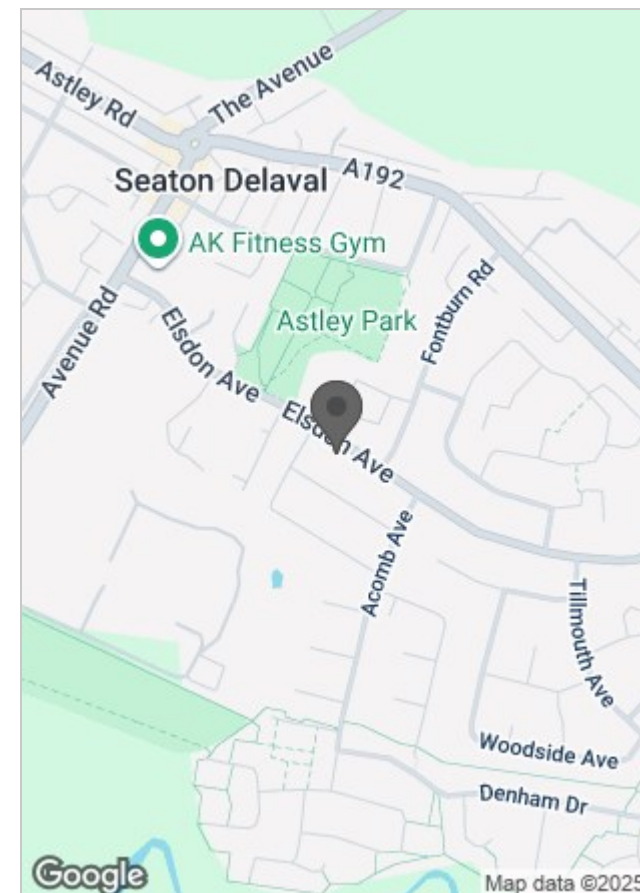
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.