



Eldon Avenue, Seaton Delaval, Whitley Bay

Offers Over £230,000

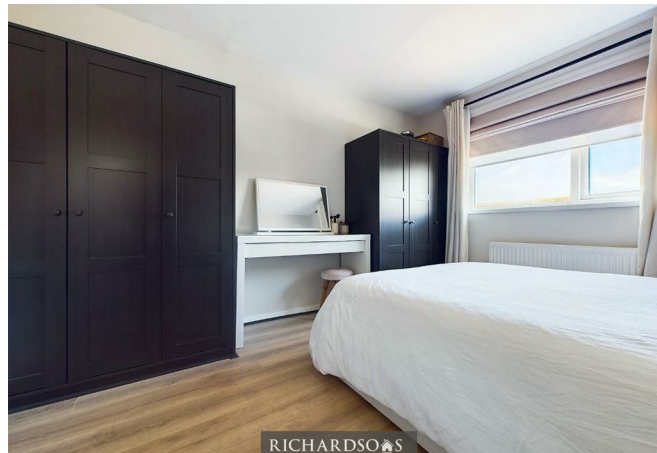
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RICHARDSONS 



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



Offers Over £230,000



Modern three bedroom semi-detached home, refurbished throughout including a full rewire plus the addition of a utility room and WC.

The garden provides a lovely private outdoor space.

Additionally, the driveway offers off-street parking for two cars.

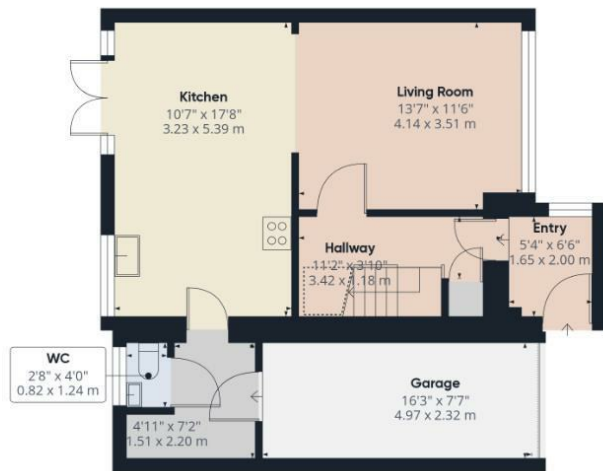
Elsdon avenue benefits from the practicality of local shops, a convenience store open until 7pm, and a new train line within walking distance.

Please note; Astley High School is no longer situated on Elsdon Avenue

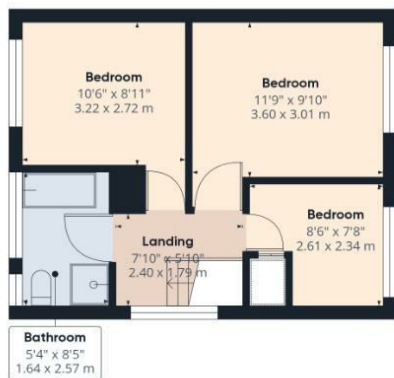
A viewing of this lovely home is highly recommended.







Ground floor



Floor 1

RICHARDSONS

Approximate total area^m

1010.54 ft²

93.88 m²

Reduced headroom

9.64 ft²

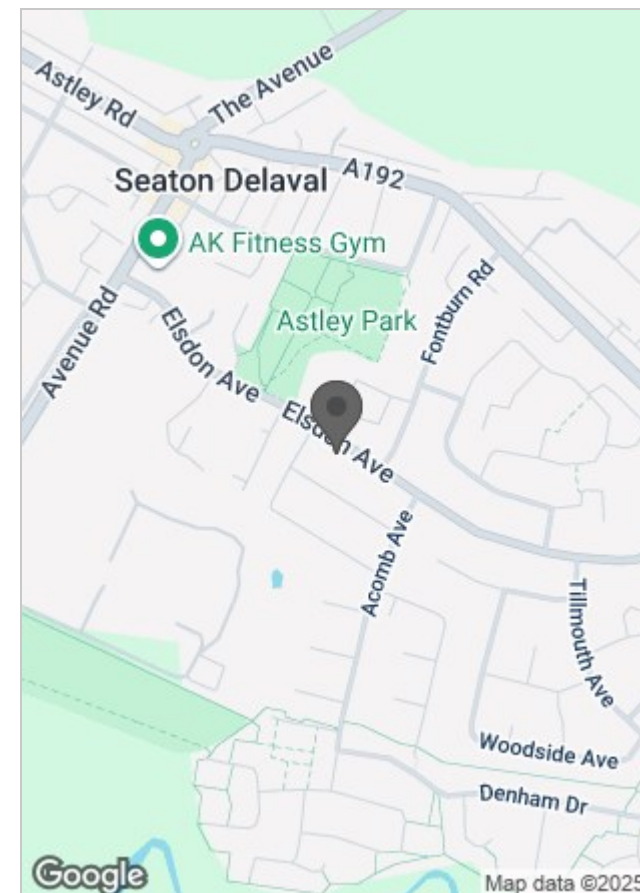
0.9 m²

(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 | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 72 | |
| (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 | |

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.