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Trading Places



Stamford Avenue, Seaton Delaval - £195,000

- Cul-De-Sac Location
- Three Bedrooms
- Conservatory

- Semi Detached Family House
- Lounge And Dining Room
- Kitchen And Utility Room



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Stamford Avenue, Seaton Delaval

Trading Places are delighted to bring to the market this immaculate three bedroom spacious semi detached house, located at the end of a cul-de-sac on a popular residential estate near Holywell Village. The property is conveniently situated close to local schools, amenities and close to the popular Holywell Dene for lovely nature walks, also having easy access to transport links. The property is immaculately presented throughout and offers spacious accommodation over two floors, benefiting from double glazing, ducted air heating and briefly comprising; entrance porch, hallway, spacious lounge open to dining room, conservatory, breakfasting kitchen and utility room. To the first floor there are three bedrooms and a family bathroom/wc. Externally there is a block paved rear garden, gravelled front garden and a double drive leading to an attached single garage. Viewing is strongly recommended to appreciate this lovely family accommodation on offer. Please call our branch on 0191 251 1189 to arrange an appointment. EPC Rating 'D'.

Entrance Porch

Double glazed sliding patio door, tiled floor, wall light and door to:

Entrance Hallway

Double glazed door with stained glass panels, stairs to first floor, under stairs storage cupboard, built in cloaks cupboard.

Lounge Area 11' 3x 14' 2 (3.35m 0.08m x 4.27m 0.05m)

Double glazed window to the front, coving to ceiling, television point and open through to:

Dining Area 10' 7 x 8' 6 (3.05m 0.18m x 2.44m 0.15m)

Double glazed patio doors to conservatory, coving to ceiling and door to kitchen.

Conservatory 8' 9 x 9' 10 (2.44m 0.23m x 2.74m 0.25m)

Half walled and double glazed windows to rear and sides, double glazed French style doors to side, and tiled flooring.

Kitchen 10' 7 x 7' 10 (3.05m 0.18m x 2.13m 0.25m)

Fitted with a range of wood farmhouse style wall and base units with contrasting roll top work surfaces over, one and a half bowl sink and drainer, built in electric oven with gas hob and extractor above, double glazed window to the rear, tiled walls and tiled flooring. Floor standing boiler for the ducted air heating. Door to utility room.

Utility Room 8' 8 x 7' 3 (2.44m 0.20m x 2.13m 0.08m)

Fitted wall and base units and roll top work surfaces incorporating a Belfast style sink, tiled flooring and tiled splash backs. Double glazed window and door to rear. Door to garage.

First Floor Landing

Double glazed window to the side, loft access.

Bedroom 1 11' 8 x 7' 8 (3.35m 0.20m x 2.13m 0.20m)

Double glazed window to the front, fitted wardrobes to one wall.

Bedroom 2 9' 5 x 8' 7 (2.74m 0.13m x 2.44m 0.18m)





Double glazed window to the rear, fitted wardrobes with sliding doors, built in storage cupboard.

Bedroom 3 7' 7 x 8' 10 (2.13m 0.18m x 2.44m 0.25m)

Double glazed window to the front, built in storage cupboard.

Bathroom/wc 7' 7 x 8' 10 (2.13m 0.18m x 2.44m 0.25m)

Modern white three piece suite comprising; panelled bath with plumbed shower over and glass shower screen, free floating sink and low level wc. Two double glazed frosted windows to side and rear, heated towel rail, panelled ceiling with spot lights, shaver point, tiled walls and tiled flooring.

Externally

To the front there is a gravelled garden area and driveway parking. The rear garden is blocked paved and has high fenced boundaries providing a good level of privacy.

Garage and drive 17' 7 x 7' 10 (5.18m 0.18m x 2.13m 0.25m)

Single attached garage with up and over garage door, double block paved drive.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

