



## 121 Acomb Avenue

Seaton Delaval, Whitley Bay NE25 0JF

- End Link House
- Ideal First Time Purchase
  - Living Room
  - 3 Bedrooms
  - Gardens/Garage
- No Upper Chain
- Lovely Position
- Dining Kitchen
- Shower Room
- Viewing is recommended

**£154,950**





Lovely positioned on Acomb Avenue is this delightful end-link presenting an excellent opportunity for first-time buyers and families alike. The property boasts a lovely aspect to the front and is conveniently offered with no upper chain.

Upon entering, you are welcomed into a spacious entrance lobby that leads to an open-plan living room, complete with a feature fireplace that adds a touch of warmth and character with stairs leading to the first floor. The dining kitchen is well-equipped, featuring a range of wall and floor units with contrasting work surfaces, a sink unit, a gas hob, an electric oven, and an extractor hood. There is ample space for a dining table and chairs, and a door opens directly to the rear garden.

The first floor comprises three well-proportioned bedrooms, two of which benefit from fitted wardrobes, providing plenty of storage space. The shower room is modern and functional, featuring a good-sized shower enclosure with an electric shower, a wash hand basin, and a low-level W.C.

Externally, the property offers a lawned garden to the front, while the rear garden is paved and fenced, ensuring easy maintenance. Additionally, there is a garage located in a nearby block, providing further convenience.

With local amenities just a stone's throw away and Seaton Delaval Train Station offering direct access to Newcastle city centre, this property is ideally situated for both work and leisure. Viewing is highly recommended to fully appreciate the charm and potential of this lovely home.

## Entrance Lobby

## Lounge

14'10 x 15'8 inc stiarcase

## Dining Kitchen

14'8 x 9'0

## First Floor Landing

## Bedroom One

11'9 x 8'2 exc robes

## Bedroom Two

8'9 x 8'2 exc robes

## Bedroom Three

9'0 x 6'2

## Shower Room

6'11 x 5'10

## Externally

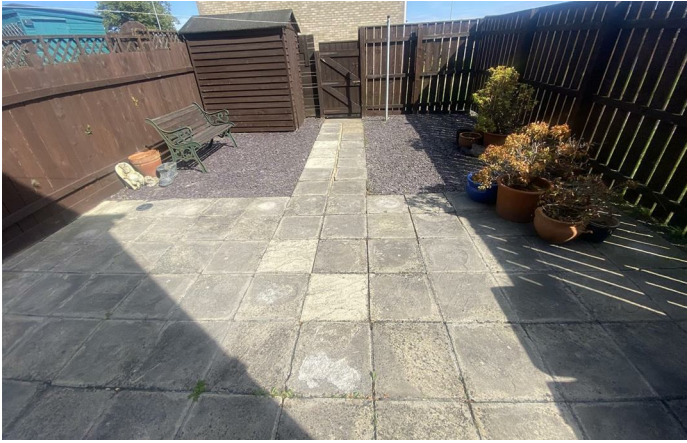
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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







Local Authority Northumberland County Council  
Council Tax Band A  
EPC Rating C  
Tenure Freehold

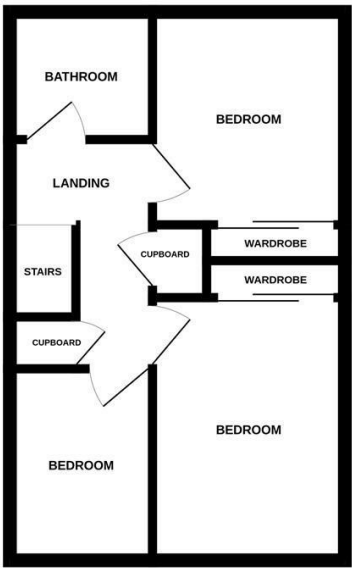
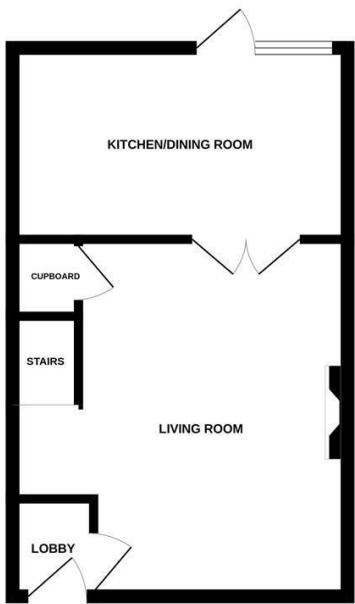
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 73                      | 80        |
| 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                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.