



17 Avenue Terrace
Seaton Delaval, NE25 0DT

£525 pcm

- ◆ First Floor Apartment
- ◆ Two Bedrooms
- ◆ Open Plan Lounge/Kitchen
- ◆ Integrated Kitchen Appliances
- ◆ Bathroom/WC
- ◆ Refurbished to a high standard
- ◆ Modern & Contemporary
- ◆ Video Intercom System
- ◆ UPVC double glazing
- ◆ Close to local amenities



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Apartment 3, Delaval House, 17 Avenue Terrace, Seaton Delaval, Tyne & Wear, NE25 0DT



Property Description

We welcome to the rental market, this spacious, contemporary and modern two bedroom apartment. Accessed via a secure communal entrance and stairs. Situated on the first floor of this delightful modern apartment which attractively presented and well-appointed. The accommodation includes a private hallway, two bedrooms, open plan lounge and kitchen with integrated appliances, a large bathroom and a secure intercom system. Representing a rare opportunity this property is strongly recommended for an early viewing.

COMMUNAL ENTRANCE

Entrance Hallway with stairs leading to first floor landing.

PRIVATE ENTRANCE

Private entrance door opening to...

ENTRANCE HALLWAY



Central heating radiator, laminate flooring, two large storage cupboards, Camera intercom system.

BEDROOM ONE

11' 5" x 11' 11" (3.48m x 3.63m) Two UPVC double glazed window with roller blind, Central heating radiator, laminate flooring.

BEDROOM TWO

12' 4" x 11' 1" (3.76m x 3.38m) UPVC double glazed window with roller blind, central heating radiator, laminate flooring.



BATHROOM/WC

Low level WC, pedestal wash hand basin, part tiled walls, panelled bath with mains shower over, glass shower screen, ladder radiator, vinyl flooring.

OPEN PLAN LOUNGE/KITCHEN

24' 7" x 10' 6" (7.49m x 3.2m)

KITCHEN AREA

Wall, floor and drawer units with contrasting work surfaces, stainless steel sink unit with mixer tap and drainer. part tiling to walls, integrated fridge/freezer, washer/dryer, electric cooker, hob and extractor fan, vinyl flooring.



LOUNGE AREA

Central heating radiators, UPVC double glazed window with roller blind, TV point, laminate flooring.

A PROPERTY TO RENT?

IF YOU ARE THINKING OF MOVING HOUSE IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON 0191 237 6060.



OFFICE HOURS:

Monday - Friday 9:00am - 5:30pm

Saturday 9:30am - 3:00pm

We are contactable after hours on our social media pages and via email lettings@mlestates.co.uk

VIEWING: Viewing is strictly by appointment though:- ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT

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VIEWING APPOINTMENT

Time _____

Date: _____

Vendors Name (s) _____

**27 Avenue Road
Seaton Delaval
Tyne & Wear
NE25 0DT**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck measurements.

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