

# Newburgh Avenue, Seaton Delaval, NE25

OIRO £120,000



## Full Description

Alexander Hudson Estates is delighted to bring to the market this immaculately presented two bedroom ground floor flat, complete with a detached garage. Located in the increasingly popular residential area of Seaton Delaval, just a stone's throw from Holywell Dene, the property combines style with practicality. Set within a peaceful community, it benefits from close proximity to local schools, everyday amenities, and scenic outdoor spaces.

The accommodation is spacious and well proportioned throughout. Upon entering, you are welcomed into a bright and airy living room, leading to a modern kitchen overlooking the rear garden. The property further benefits from two well sized bedrooms and a family bathroom.

Externally, to the rear, there is a lawned garden and patio area, ideal for outdoor relaxation, along with the added benefit of a detached garage.

The location enjoys close proximity to the stunning Northumberland coastline, with beaches such as Seaton Sluice and Whitley Bay just a short drive away. The area is well connected by road, offering easy access to the A190 and A19, providing convenient links to Newcastle city centre and other regional destinations.

## Features

- Immaculately presented, two bedroom ground floor flat.
- Detached garage.
- A bright and airy living room complemented by a modern kitchen.
- Close proximity to beaches such as Seaton Sluice and Whitley Bay.

## Contact Us

### Alexander Hudson

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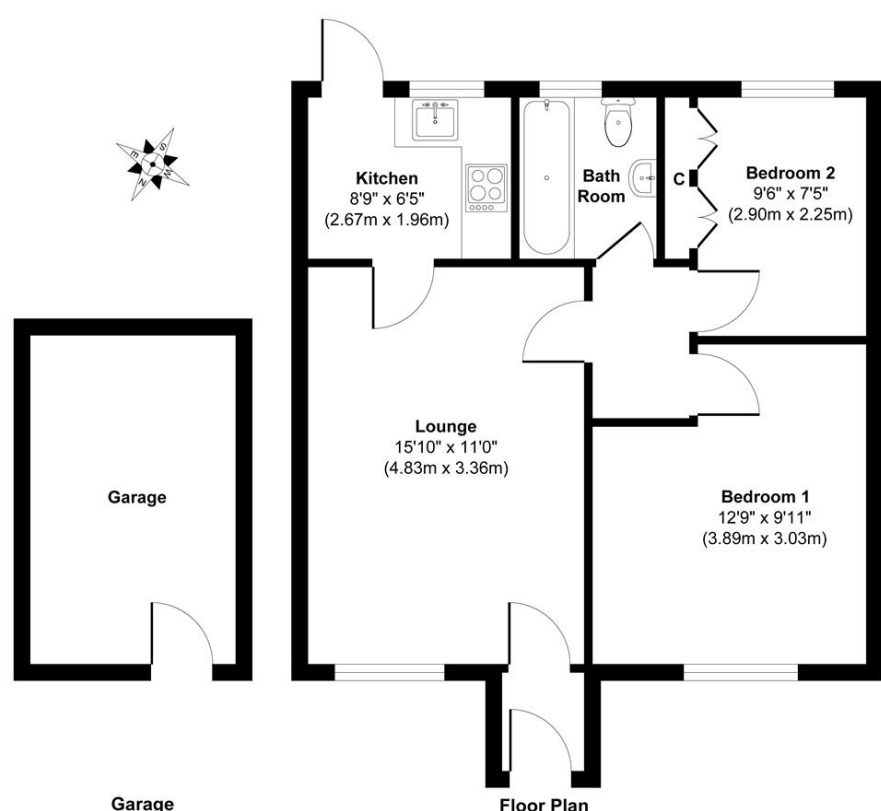
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 517 sq. ft / 48.08 sq. m (Excluding Garage)  
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 Alexander Hudson Estates