



Washington Grove

Seaton Delaval

An immaculate, modern end link family home, built by Miller and located on this highly sought after modern development, close to ENSEC, local schools, bus routes, train station and amenities. Stylish, elegant and oozing class throughout. Offered for sale via the Affordable Housing Scheme and the price representing 80% of full market value, this property will not be on the open market for long! Entrance hallway, downstairs cloaks/w.c. Stunning lounge with feature, turned staircase to the first floor.

Fabulous family dining kitchen with a high gloss, quality fitted kitchen and integrated appliances. French doors open out to the wonderful garden which boasts lawn, patio, feature borders and shed, (negotiable), it also has gated access through to the front of the house and driveway. There are two double bedrooms to the first floor and a splendid, modern bathroom with shower. The property also benefits from owned Solar Panels, offering an excellent saving on electricity and allowing you to do your piece for the environment! A fantastic estate and opportunity.

£134,950

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: tiled floor, door to:

DOWNSTAIRS CLOAKS/W.C.: Stylish cloaks with pedestal washbasin with hot and cold mixer taps, low level w.c. with push button cistern, radiator, double glazed window, tile effect flooring



LOUNGE: (front): 13'0 x 9'7, (3.96m x 2.92m), a beautifully presented and spacious lounge with feature, turned staircase to the first floor, radiator, double glazed window, through to:



DINING KITCHEN: (rear): 14'3 x 8'8, (4.34m x 2.64m), stunning family dining kitchen, incorporating a range of high gloss, base, wall and drawer units, co-ordinating worktops, integrated eye level oven, gas hob, integrated fridge and freezer, one and a half bowl sink unit, central heating boiler, plumbed for automatic washing machine, double glazed window, double glazed French doors out to the rear garden, radiator, plinth lighting, wood effect flooring



FIRST FLOOR LANDING: loft access, door to:

BEDROOM ONE: (rear): 14'5 x 10'6, (4.39m x 3.20m), maximum measurements, storage cupboard, radiator, double glazed window

BEDROOM TWO: (front): 11'9 x 6.5, (3.58m x 1.96m), double glazed window, radiator

BATHROOM: Contemporary and stylish family bathroom, comprising of, bath with hot and cold mixer taps, pedestal washbasin with mixer taps, low level w.c. with push button cistern, half tiled walls, tiled bath and shower area, tiled floor, chrome ladder radiator, extractor, double glazed window

EXTERNALLY: Beautiful, well maintained rear garden, with patio, lawn, borders, rear patio, shed, (negotiable), outside tap, gated access to side path and to front driveway. The property benefits from owned solar panels that are environmentally friendly and produce an income periodically

AGENTS NOTE:

This property is part of the Section 106 affordable housing scheme and the price shown is 80% of the full market value. The property can only be purchased by people who meet the criteria of this agreement. Please contact the office on 0191 2463666 for more information or visit: <https://www.northumberland.gov.uk/Housing/Affordable.aspx>

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- Length of Lease: 250 years from 01/01/2014
- Ground Rent: £175 per annum to be reviewed 01.08.2024
- Service Charge: £55.65 per 6 monthly to be reviewed 01.08.2024

COUNCIL TAX BAND: A

EPC RATING: B
WB2536.AI.DB.25/6/24.V.1





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

