



Astley Road Seaton Delaval

Quite honestly, you will be blown away by the style, quality and impeccable standard of this stunning, family terrace! Think of cosy nights, family living and dining and some unique features not normally found in a period terrace property! Close to popular local schools, shops and bus routes, Seaton Delaval will also benefit from the recent new train line development. You are also approximately a five minute drive from the gorgeous Seaton Sluice beach and Dunes, perfect! The property has been substantially refurbished and updated in recent years to boast, entrance hallway, lounge with fabulous exposed brick chimney breast and multi-fuel wood burning stove, fitted window shutters and double, oak doors opening into the outstanding family dining kitchen with recessed hearth and a fabulous range of units with integrated appliances, utility room, downstairs cloaks/w.c., access to rear patio and garage. To the first floor there are four double bedrooms and a luxurious family bathroom with separate shower cubicle. The private rear patio garden has been substantially improved to provide a haven of tranquillity with paving, artificial lawn, access to garage and rear lane.

£180,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: double glazed windows, wood effect flooring, radiator, staircase to the first floor, door to:

LOUNGE: (front): 14'7 x 14'0, (4.45 x 4.27m), into alcoves, double glazed window with fitted window shutters, stunning exposed brick chimney breast, recessed hearth, multi-fuel wood burning stove, slate heart, wood effect flooring, radiator, sliding oak doors through to:



DINING KITCHEN: (rear): 17'6 x 14'0, (5.33m x 4.27m), into alcoves, an outstanding family dining kitchen with central space for family dining table, the kitchen has been re-fitted with a stylish range of two colour base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, integrated double oven, cooker hood, induction hob, dishwasher, feature, tiled, recessed hearth, vertical radiator, spotlights to ceiling, recessed down lighters, wood effect flooring, large under-stair pantry cupboard, double glazed window, radiator, wine rack, door to :

UTILITY ROOM: (rear): 9'7 x 9'5, (2.92m x 2.87m), gorgeous, cream range of base and drawer units, co-ordinating worktops, combination boiler, vertical radiator, spotlights to ceiling, double glazed window, double glazed door through to garage, tiled floor, door to:



DOWNSTAIRS CLOAKS/WC.: contemporary and stylish cloaks with low level w.c. with push button cistern, vanity sink unit with brass effect mixer taps, tiled floor, radiator, spotlights to ceiling, wood effect floor

FIRST FLOOR LANDING AREA: loft access with pull down ladders, we understand that the loft has been part boarded for storage purposes, door to:

FAMILY BATHROOM: (rear): 10'5 x 4'5, (3.15m x 1.37m), a luxurious family bathroom with steps up to the sunken bath with tiled panel, hot and cold mixer taps and shower spray, walk in shower cubicle with chrome shower and forest waterfall spray, floating vanity unit with stylish on-bench sink and hot and cold mixer taps, low level w.c. with push button cistern, tiled bath and shower area, chrome ladder radiator, spotlights to ceiling, double glazed window, mirrored cupboard, tiled floor



BEDROOM ONE: (front): 13'9 x 10'11, (4.19m x 3.33m), with measurements into alcoves, double glazed window with fitted shutter blinds, radiator, freestanding wardrobes, (available by separate negotiation)

BEDROOM TWO: (front): 14'0 x 7'4, (4.27m x 2.24m), narrowing to 4'2 recess, double glazed window with fitted shutter blinds, radiator, recessed over-stair shelving

BEDROOM THREE: (rear): 10'2 x 7'8, (3.10m x 2.33m), plus recess measurements of 7'8 x 4'9, (2.33m x 1.46m), radiator, double glazed window

BEDROOM FOUR: (rear): 10'4 x 7'7, (3.15m x 2.31m), maximum measurements, radiator, double glazed window

GARAGE: 17'0 x 9'5, (5.44m x 2.87m), accessed from garage, double glazed window, light and power

EXTERNALLY: beautifully designed rear patio garden with paved patio, artificial lawn, door out to the rear lane

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: TBC

Mobile Signal Coverage Blackspot: No

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

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

WB2628.AI.AI.24/08/24.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.

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