



## Lambley Crescent

### Seaton Delaval

A show home standard, modern detached family home presented to the highest standard throughout. Double fronted, showcasing additional ground floor space and boasting a stunning, large rear garden with Southerly aspect, perfect for sunny days and evenings! The property is available with no onward chain and benefits from the driveway and garage alongside. Entrance hallway, excellent sized family lounge/dining room with French doors out to the garden, outstanding dining kitchen with integrated appliances, downstairs cloaks/wc. Three double bedrooms, the principle, bedroom with fitted wardrobes and luxurious ensuite, gorgeous family bathroom with shower. A fabulous location, within the catchment area for popular local schools, shops, bus routes and the new train line, making commuting easier than ever!

# £260,000

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# Lambley Crescent Seaton Delaval

Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** high gloss tiled floor, staircase up to the first floor, radiator, doors to lounge and dining kitchen

**LOUNGE/DINING ROOM:** (dual aspect): 19'5 x 10'0, (5.89m x 3.05m), beautiful, light and airy room with double glazed window to the front and French doors opening out to the garden, radiator

**DINING KITCHEN:** (dual aspect): 19'4 x 12'0, (5.89m x 3.66m), plus additional recess, again, enjoying maximum light from the dual aspect with double glazed window to the front and the rear window overlooking the garden. The kitchen is fitted with a two-colour, range of contemporary, stylish base, wall and drawer units, contrasting worktops, integrated washing machine, fridge freezer, dishwasher, oven, hob and cooker hood, one and a half bowl sink unit with mixer taps, tiled floor, radiator, spotlights, double glazed door to the garden, door to:

**DOWNSTAIRS CLOAKS/W.C.:** low level w.c. with push button cistern, pedestal washbasin with mixer taps, radiator

**FIRST FLOOR LANDING AREA:** loft access, airing cupboard housing hot water tank, door to:

**BEDROOM ONE:** (front): 10'9 x 9'3, (3.28m x 2.82m), fitted double wardrobe, radiator, double glazed window, door to:

**EN-SUITE SHOWER ROOM:** luxurious en-suite, comprising of, walk-in shower cubicle, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, PVC wall panels, modern flooring, panelled ceiling with spotlights, double glazed window, radiator

**BEDROOM TWO:** (front): 10'3 x 9'3, (3.12m x 2.82m), radiator, double glazed window

**BEDROOM THREE:** (rear): 10'4 x 9'9, (3.15m x 2.97m), radiator, double glazed window, spotlights to ceiling





**BATHROOM:** beautiful family bathroom, comprising of, bath, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, radiator, double glazed window, panelled ceiling with spotlights, fitted mirror with lighting, PVC wall panels and floor

**EXTERNALLY:** fabulous, South facing rear garden, enclosed with lawn, patio, side patio area with gated access to the front. Front driveway and garage. Outside tap.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/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: 125 years from 01/01/2009

Ground Rent: £167.68 per annum.

**COUNCIL TAX BAND:** D

**EPC RATING:** TBC

WB2669.AI.DB.09.09.2024.V.2





**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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