



## Acomb Avenue Seaton Deleva

A larger style, corner sited, semi-detached bungalow located on this popular residential estate. Close to local bus routes, shops and the imminent new train station, making Acomb Avenue convenient for most local amenities! The bungalow is available with no onward chain and showcases an entrance porch, spacious hallway, front facing lounge, separate dining room, large conservatory overlooking and opening out to the rear garden, contemporary kitchen with integrated appliances, rear hallway, utility area, two double bedrooms, stylish and contemporary shower room. Enclosed rear garden with patios, front and side garden area, driveway for on-site parking. Freehold. EPC: D, Council Tax Band: B. Gas, Electric, Heating, Water, Sewerage: Mains Connected. Broadband: To be Confirmed, Mobile Phone Blackspot: No

**£195,000**

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)





# Acomb Avenue Seaton Delaval

Double Glazed Entrance Door to:

**ENTRANCE PORCH:** 5'2 x 4'5, tiled floor, double glazed door to:

**ENTRANCE HALLWAY:** Spacious hallway with radiator, storage cupboard, loft access with pull down ladders, we understand that the loft is part boarded for storage purposes, door to:



**LOUNGE:** (front): 13'8 x 10'7, (4.17m x 3.22m), light and airy front lounge with double glazed window, radiator, cornice to ceiling

**DINING ROOM:** (rear): 11'78 x 11'73, (3.53m x 3.53m), radiator, double glazed French doors through to conservatory

**CONSERVATORY:** (rear): 16'3 x 7'6, (4.95m x 2.29m), pleasantly overlooking and opening out to the rear garden via French doors, radiator, laminate flooring



**KITCHEN:** (rear): 11'5 x 8'6, (3.45m x 2.59m), a stylish and spacious kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, single drainer sink unit with mixer taps, integrated fridge and freezer, integrated oven, hob and hood, plumbed for automatic washing machine, radiator, tiled floor, double glazed window, radiator, through to:

**INNER HALL:** leading from kitchen and with access through to:

**UTILITY AREA:** roll edge worktops, base units, double glazed window and door out to garden, tile effect flooring



**BEDROOM ONE:** (front): 11'6 x 8'5, (3.51m x 2.57m), double glazed window, radiator

**BEDROOM TWO:** (front): 11'2 x 8'9, (3.40m x 2.67m), maximum measurements, double glazed window, radiator



**SHOWER ROOM:** 7'2 x 5'5, (2.18m x 1.65m), stunning, contemporary shower room, comprising of, walk-in shower cubicle, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome radiator, panelled walls, modern flooring, spotlights to ceiling, double glazed window

**EXTERNALLY:** Private rear garden with paving, steps up to raised patio, lawn and shed, gated access to the front driveway and garden

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: TBC

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.

### **ACCESSIBILITY**

This property has accessibility adaptations:

Wet room

### **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: B**

**EPC RATING: D**

WB2648.AI.DB.28/08/2024.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**

