



Hayward Avenue Seaton Delaval

An exceptional, extended lower flat, beautifully re-designed and presented throughout. Close to local shops, train station, amenities and bus routes and boasting a delightful pedestrianised street. With a large, impressive vestibule and hallway, stunning, open plan, extended living and dining kitchen to the rear of the flat, with feature fireplace and modern electric fire, central island and breakfast bar, a stylish range of units to the kitchen area with integrated appliances, French doors out to the rear, enclosed town garden with access to a generous double garage. There are two double bedrooms, the principle bedroom with gorgeous fitted wardrobes and a Jack and Jill luxurious bathroom with Jacuzzi bath and separate shower cubicle. The flat offers no onward chain and needs to be viewed quickly to avoid any disappointment!

£149,950

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Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: laminate flooring, door to:

ENTRANCE HALLWAY: impressive and spacious hallway, with large storage cupboard, spotlights to ceiling, feature arch, radiator, door to:



LOUNGE/DINING KITCHEN: 25'2 x 16'8, (7.67m x 5.08m), a stunning, extended living, dining and kitchen area with gorgeous double glazed French doors out to the private and enclosed rear town garden, three large roof lanterns with Velux windows and additional double-glazed windows allowing maximum light into the room, double glazed window, large storage cupboard with double glazed window. To the lounge area there is an attractive feature fireplace with modern electric fire, spotlights to ceiling, three radiators. The kitchen is fitted with a stylish range of base, wall and drawer units, contrasting worktops, single drainer sink unit with mixer taps, integrated electric hob, double oven, cooker hood, recess for American fridge freezer, tiled floor, central island and breakfast bar, plumbing for dishwasher, tiled splashbacks



BEDROOM ONE: (front): 14'4 x 13'4, (4.37m x 4.06m), gorgeous fitted wardrobes, co-ordinating drawers and bedside cabinets, radiator, double glazed window, laminate flooring, spotlights to ceiling, Jack and Jill access to the bathroom

BEDROOM TWO: (rear): 10'2 x 10'7, (3.22m x 3.10m), radiator, double glazed window



FAMILY BATHROOM: 14'2 x 9'6, (4.32m x 2.90m), a luxurious, re-fitted bathroom, comprising of, Jacuzzi bath with mixer taps and pull-out shower spray, separate shower cubicle with chrome shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome ladder radiator, fitted TV and fridge, panelling and spotlights to ceiling, tiled floor, double glazed window

EXTERNALLY: private and enclosed town garden with block paving, door to large double garage with power and lighting, measurements of: 17'9 x 13'4, (5.49m x 4.06m), central heating boiler, shared access to the front

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Double Garage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

The sale of this property will be subject to Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential time frames involved for this purchase with their conveyancer.

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: 999 years from 16/04/1984 remaining years 959

COUNCIL TAX BAND: A

EPC RATING: D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

