

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!



ROOK MATTHEWS

SAYER









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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.

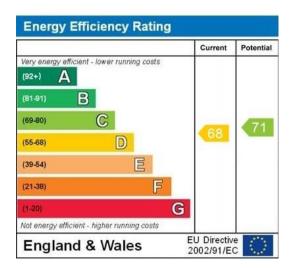
TENURE

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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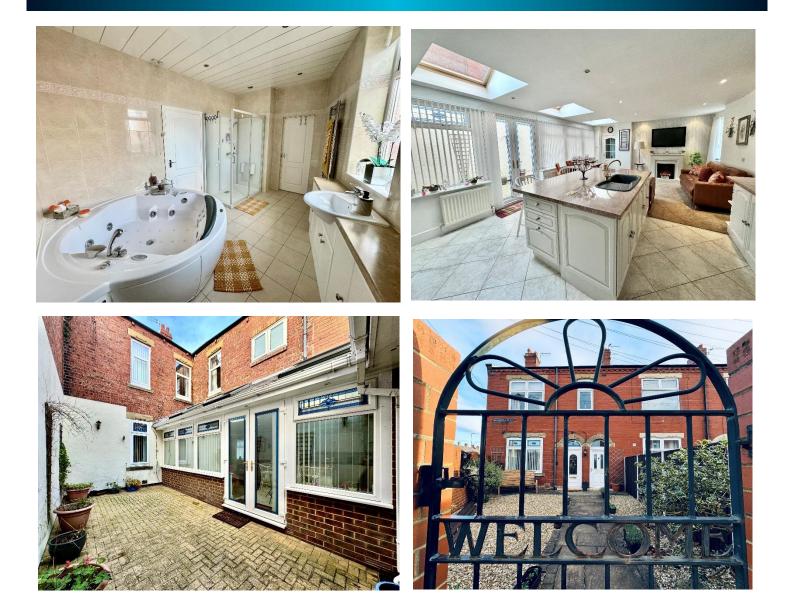












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16 Branches across the North-East



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.