



## Acomb Avenue Seaton Delaval

For Sale by Auction

A lovely, semi-detached bungalow located on this popular residential street. Close to local shops, amenities and bus routes and benefiting from no onward chain. The gardens have been nurtured and cared for over many years with beautiful lawn, shrubs, flowers and patios. There is also a shed, attached driveway and garage. Entrance hallway, lounge with feature fireplace and gas, coal-effect fire, stylish breakfasting kitchen with integrated appliances, rear hallway, utility room, two double bedrooms, the principal with sliding mirrored wardrobes. Modern, re-fitted shower room with walk in, double shower cubicle. Gas radiator central heating system and double glazing.

Auction Date 27<sup>th</sup> February 2025 Option: 2

# £155,000

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Double Glazed Entrance Door to:

ENTRANCE PORCH: double glazed door to:

ENTRANCE HALLWAY: radiator, double storage cupboard,  
loft access, door to:

LOUNGE: (front): 14'0 x 11'8, (4.27m x 3.56m), into  
alcoves, feature fireplace with gas, coal-effect fire,  
marble hearth and back panel, double glazed window,  
radiator

BREAKFASTING KITCHEN: (rear): 10'0 x 9'9, (3.05m x  
2.97m), a stylish, cream range of base, wall and drawer  
units, co-ordinating worktops, integrated double oven,  
gas hob, cooker hood, one and a half bowl sink unit with  
mixer taps, integrated fridge and freezer, double glazed  
window, tiled splashbacks, modern flooring, radiator,  
door to:

REAR HALLWAY: double glazed patio doors out to the  
garden, door to:

UTILITY ROOM: (rear): 8'6 x 7'5, (2.59m x 2.26m), fitted  
base units, single drainer sink unit with mixer taps,  
panelled walls and ceiling, tiled floor, double glazed  
window, door to garage

BEDROOM ONE: (front): 12'2 x 10'9, (3.71m x 3.28m),  
including depth of sliding mirrored wardrobes providing  
ample hanging and storage space, radiator, double glazed  
window





**BEDROOM TWO: (rear): 10'1 x 10'3, (3.07m x 3.12m),**  
radiator, double glazed window

**SHOWER ROOM: 7'2 x 6'8, (2.18m x 2.03m),** stylish, re-fitted shower room, comprising of, double walk-in shower cubicle, chrome shower, pedestal washbasin, low level w.c., panelled walls, two double glazed windows, radiator, tiled floor

**EXTERNALLY:** private and enclosed rear garden with patios, lawn, mature and well stocked borders, shed, outside tap, path to shared side path, providing access to the front drive and garage, gorgeous front garden with lawn, borders, mature shrubs, flowers and dwarf wall

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

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**

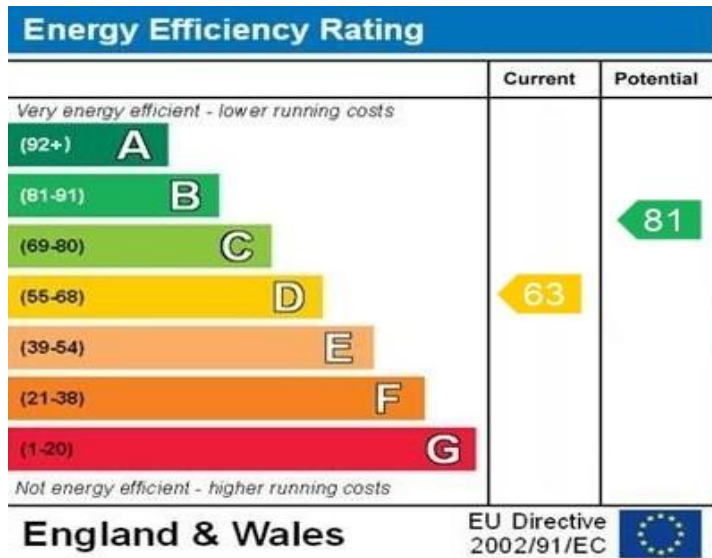
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: D**

WB2521.AI.DB.18.06.2024.V.3





**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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