



## Ambridge Way Seaton Delaval

A fabulous, show home standard, Miller Homes built, end terrace family home! Beautifully updated and presented to the highest of standards throughout. Located on a highly sought after modern development, close to the recently operational train station, local schools, shops and bus routes, it is also a short drive from NSEC Hospital. The property will be sought with the benefit of a Freehold title in place and showcases, entrance hallway, stylish, light and airy lounge, stunning, contemporary dining kitchen with integrated appliances and French doors out to the garden, downstairs cloaks/wc. Spacious landing, three bedrooms, the principle with gorgeous en-suite shower room. The recently re-fitted shower room is luxurious and elegant, finishing off the interior of this magnificent property.

The garden boasts a delightful South/South-Westerly aspect, perfect for long summer days and evenings, there is gated access to both the front garden and out to the rear driveway and garage

# £220,000

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)

# Ambridge Way Seaton Delaval

Double Glazed Entrance Door to:

**ENTRANCE HALL:** laminate flooring, radiator, staircase to the first floor, door to:

**LOUNGE:** (front): 14'6 x 11'5, (4.42m x 3.48m), wood effect flooring, laminate flooring, radiator. A gorgeous light and airy room, door to:

**DINING KITCHEN:** (rear): 14'7 X 13'2, (4.45m x 4.01m), a stunning family dining kitchen, incorporating a range of contemporary and stylish base, wall and drawer units, contrasting worktops, integrated electric oven, gas hob, cooker hood, integrated fridge and freezer, one and a half bowl sink unit with mixer taps, central heating boiler, brick effect tiling, double glazed window, double glazed French doors out to the garden area, radiator, laminate flooring

**DOWNSTAIRS CLOAKS/WC.:** pedestal washbasin, low level w.c. with push button cistern, laminate flooring, radiator, extractor fan

**FIRST FLOOR LANDING AREA:** spacious landing with storage cupboard, loft access which we understand is half boarded for storage purposes, door to:

**BEDROOM ONE:** (front): 11'7 x 10'3, (3.53m x 3.12m), plus recess, radiator, double glazed window, door to:

**EN-SUITE SHOWER ROOM:** 6'2 x 5'3, (1.88m x 1.60m), gorgeous en-suite comprising of, shower cubicle, electric shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tile effect flooring, double glazed window, radiator, modern tiling

**BEDROOM TWO:** (rear): 10'5 x 7'7, (3.18m x 2.31m), radiator, double glazed window

**BEDROOM THREE:** (rear): 9'1 x 6'8, (2.77m x 2.03m), maximum measurements, radiator, double glazed window

**SHOWER ROOM:** 7'6 x 6'1, (2.29m x 1.85m), a luxurious, recently re-fitted shower room, showcasing a 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 ladder radiator, panelled ceiling and spotlights, tile effect flooring, brick effect tiling, extractor

**EXTERNALLY:** delightful South/South-Westerly, garden with patio, lawn and fencing, gated access to the front garden and out to the rear driveway and garage, with up and over door



**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 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.

**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: 250 years from 01.01.2014  
Estate Management Fee: Approx £124.00 per annum

AGENTS NOTE: The current owners are in the process of purchasing the Freehold on the property therefore the property will be sold with Freehold in place

**COUNCIL TAX BAND: C**  
**EPC RATING: B**

WB2983.AI.DB.11.03.2025 V.2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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**

