



Newburgh Avenue Seaton Delaval

For Sale by Auction: Option 1

Auction Date April 30th 2025

A popular and spacious ground floor flat, located in this sought after area, close to local shops, schools, bus routes and the newly operational train station. Entrance lobby, spacious lounge with feature fireplace, kitchen, two bedrooms, the principle with fitted wardrobes, contemporary and stylish re-fitted shower room. Large private rear town garden with patio and access to rear drive, garage. Gas radiator central heating system, double glazing. No onward chain.

Guide Price: £75,000

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Double Glazed Entrance Door to:

ENTRANCE LOBBY: tiled floor, door to:

LOUNGE: (front): 15'8 x 10'9, (4.78m x 3.28m), a lovely, light and airy front lounge with large, double glazed picture window, attractive feature fireplace, radiator, cornice to ceiling, wall light, door to kitchen, door to:

INNER HALL: storage cupboard housing meters, door to:

BEDROOM ONE: (front): 12'9 x 8'11, (3.89m x 2.72m), excluding depth of fitted wardrobes providing ample hanging and storage space, radiator, double glazed window

BEDROOM TWO: (rear): 9'5 x 7'5, (2.87m x 2.26m), radiator, double glazed window

KITCHEN: (rear): 8'7 x 7'10, (2.62m x 2.39m), fitted with a range of base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, electric point, plumbing for automatic washing machine, radiator, tiled splashbacks, double glazed window and double-glazed door out to the garden

SHOWER ROOM: 9'0 x 6'5, (2.74m x 1.96m), a stylish and contemporary re-fitted shower room, comprising of, shower cubicle, chrome shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, tiled floor, fully tiled walls, double glazed window, towel radiator

EXTERNALLY: large private rear town garden with paving, shrubs and borders, gated access to rear drive, door into the garage. Access through the front garden area to front door

AUCTION DISCLAIMER:

Disclaimer 1

None of the services have been tested

Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by your solicitor prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this property.

Disclaimer 2

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is satisfy their requirements on all matters and have finance in place prior to purchase. Details awaiting vendors approval.



Disclaimer 3

A copy of the title is available upon request, we recommend all potential buyers take legal advice, We are advised by the seller that the property has mains provided electricity, water (very low risk of surface water flooding) and sewerage. The energy performance certificate attached advises the property is brick built and provides further details regarding the property's construction. Ofcom website states the average broadband download speed of 16Mbps and the fastest package of 100Mbps at this postcode: NE29 6RR and mobile coverage is provided by EE (limited indoor), Three limited indoor), O2 and Vodafone

Disclaimer 4

the level where the bidding will commence. The reserve price is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+vat (total £2400) Auction Administration Fee. At your request we can refer you to a North East based Solicitor from our panel. It is your decision whether you choose to deal with them, should you decide to use them you should know that we would receive a referral fee of £180 including Vat from them for the recommendation.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Rear Drive/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

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: 100 years from 15.11.2013 88 Years remaining

Ground Rent: £535.94 per annum

COUNCIL TAX BAND: A

EPC RATING: C

WB3026.AI.DB.26.03.2025.V.1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

