



## Newburgh Avenue Seaton Delaval

A stylish, light and airy upper flat on this lovely pedestrianised street! Enjoying a delightful, open aspect and large, private front garden. Entrance lobby, superb sized lounge/dining room with large picture window allowing maximum light into the room, stunning, contemporary kitchen with integrated appliances, two double bedrooms, both with fitted storage, gorgeous shower room with large double shower cubicle. Gas radiator central heating system, double glazing, detached rear garage and driveway. Close to the newly opened train station, bus routes, schools, shops and amenities, Newburgh Avenue is ideally located, regardless of whether you're looking for convenience or some lovely walks! We can't wait for you to see it!

**£120,000**

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# Newburgh Avenue Seaton Delaval

Entrance Door into:

**ENTRANCE LOBBY:** Staircase up to the first floor

**FIRST FLOOR LOUNGE/DINING ROOM:** 16'3 x 11'5, (4.95m x 3.48m), a beautiful, light and airy lounge and dining area with large, double glazed picture window, radiator, coving to ceiling, loft access which we understand leads to a part boarded loft

**KITCHEN:** (rear): 8'7 x 6'5, (2.52m x 1.96m), stunning, high gloss re-fitted kitchen, incorporating a range of base, wall and drawer units, contrasting worktops, integrated electric oven, hob, cooker hood, single drainer sink unit with mixer taps, modern flooring, double glazed window, splashbacks

**BEDROOM ONE:** (front): 12'8 x 10'6, (3.86m x 3.20m), spacious double bedroom with double glazed window, radiator, fitted wardrobes and drawers, providing excellent storage space

**BEDROOM TWO:** (rear): 9'5 x 7'7, (2.87m x 2.31m), two large storage cupboards providing ample hanging and storage space, radiator, double glazed window

**SHOWER ROOM:** 6'5 x 6'3, (1.96m x 1.91m), stunning, re-fitted, stylish shower room, showcasing, large double shower cubicle with chrome shower, on-bench contemporary, glass sink unit with mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, double glazed window, chrome ladder radiator

**EXTERNALLY:** Large private front garden with access only to the first floor, enjoying lawn, borders and path. Detached rear garage with driveway



## 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: 189 years from 01 March 1975 Years remaining 139

**COUNCIL TAX BAND: A**

**EPC RATING: C**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(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**

