

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











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, refitted, 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.

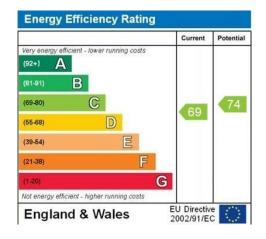
Length of Lease: 189 years from 01 March 1975 Years

remaining 139

COUNCIL TAX BAND: A

EPC RATING: C

WB2962.AI.DB.05.03.2025.V.1















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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

